

DRAFT

City of
Walnut Creek

HOUSING ELEMENT

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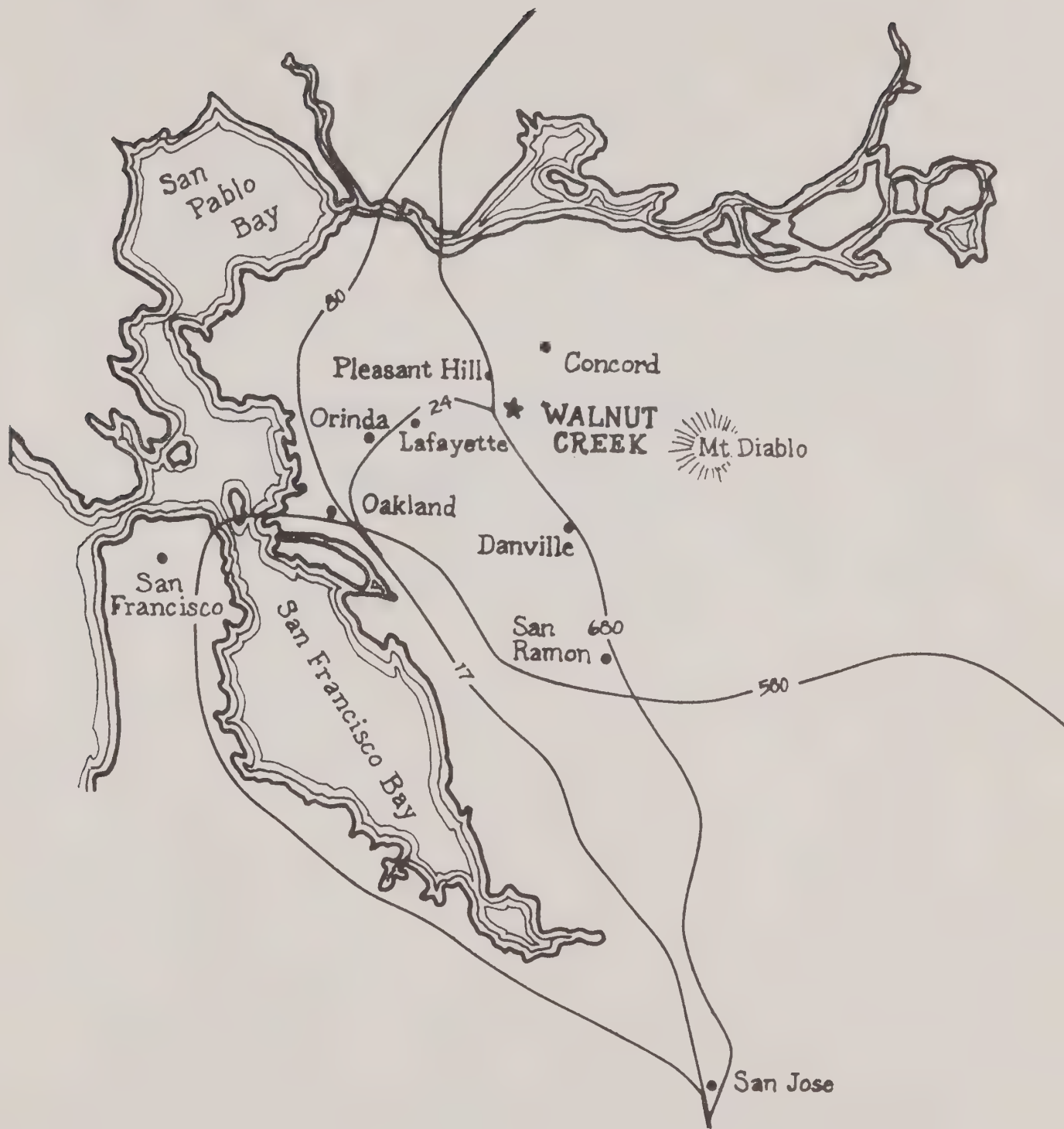
PREFACE

This document is the Walnut Creek Housing Element, one of the seven required elements of the City's General Plan. Prepared in accordance with the requirements mandated in Sections 65580 et. seq. of the Government Code, the housing element contains an analysis of: community demographic characteristics; population groups with special housing needs; factors which represent constraints to the production of housing; energy conservation opportunities; employment trends; land suitable for future residential development; and future housing needs and goals.

The housing element is an articulation of the City's housing policies and will serve as the basis for decisions regarding future housing development in the City. The five-year time frame of this housing element is from 1985 to 1990.

During the preparation of the housing element, two meetings with the City's Goals Committee were held to discuss and develop appropriate city housing policies. The Goals Committee is composed of city council members, one planning commissioner and two city planning staff members.

Additionally, two public hearings on the draft housing element were held before the planning commission prior to its submission to the Department of Housing and Community Development. To ensure the participation of Walnut Creek residents in the development of the housing element, these public hearings were noticed in the local newspaper, and prior to each hearing, copies of the draft and housing element were distributed to over 40 organizations including: local homeowners associations, non-profit housing groups, fire protection and school districts, planning departments of surrounding communities and realtors as well as the Association of Bay Area Governments, the Bay Area Council and the Building Industry Association.



REGIONAL MAP

Population, Household and Housing Needs Analysis

INTRODUCTION

The following sections contain information on the population, household, and housing characteristics of the Walnut Creek community. Much of the data presented is based on 1980 Census results, however, in some cases, more current information, when available, is used.

An analysis of the City's demographic trends is an important step in the development of the housing element for it identifies areas of need and establishes a statistical base from which effective housing policies can be designed.

POPULATION TRENDS

The 1980 Census reported a total population of 53,643 in Walnut Creek¹. This figure represents a 34.6% increase in population during the preceding decade. Population updates issued by the Department of Finance estimate Walnut Creek's 1984 population at 57,300, a 6.8% increase during the four years since the 1980 Census.

Table 1 below compares population growth trends of Walnut Creek and Contra Costa County.

Table 1
Population Trends

	1970	1980	1984	Projected 1990 ²
City of Walnut Creek	39,844	53,643	57,300	62,762
Contra Costa County	555,244	656,380	693,700	748,273

	1970-1980 Average Annual % Change	1980-1984 Average Annual % Change
City of Walnut Creek	3.5	1.7
Contra Costa County	1.8	1.4

Racial and Ethnic Distribution

Walnut Creek's population is predominantly white (93.7%), with blacks, Asians and Native Americans accounting for 0.8%, 3.9%, and 0.2%, respectively, of the City's total population. A comparison of these 1980 figures with 1970 Census data reveals that the non-white population as a segment of the total population has increased three-fold from 2% to 6.3%. In 1980, persons of Spanish origin represented 3.3% of the City's total population³.

Table 2
Persons By Race

	City of Walnut Creek		Contra Costa County	
	1970	1980	1970	1980
White	39,068 (98.0%)	50,273 (93.7%)	502,411 (90.0%)	534,628 (81.4%)
Black	100 (0.3%)	400 (0.8%)	41,620 (7.4%)	60,172 (9.2%)
Native American	45 (0.1%)	121 (0.2%)	1,701 (0.3%)	3,890 (0.6%)
Asian	544 (1.4%)	2,099 (3.9%)	9,831 (1.8%)	30,563 (4.7%)
Other	87 (0.2%)	750 (1.4%)	2,826 (0.5%)	27,127 (4.1%)
Total	39,844	53,643	558,389	656,380

Spanish Origin By Race (1980)

	City of Walnut Creek	% of total in each race category	Contra Costa County	% of total in each race category
White	1,302	(2.6%)	30,650	(5.7%)
Black	4	(1.0%)	670	(11.1%)
Native American	81	(66.9%)	2,310	(59.4%)
Asian	-	-	-	-
Other	391	(52.1%)	22,186	(81.8%)
Total	1,778	(3.3%)	55,820	(8.5%)

Age and Gender

The population of Walnut Creek has a relatively high median age (39.6 years) when compared with the population of Contra Costa County (31.5 years). Walnut Creek's high median age can be attributed to a smaller proportion of persons under age 18 and a sizable percentage of persons over age 60, many of whom reside in Rossmoor, a local retirement community. As Table 3 illustrates, the distribution of males and females is approximately equal in each age category except the "60 and over" group, in which women represent 64% of the total.

Table 3
Population By Age

City of Walnut Creek

Age	Total	Male	Female
Under 18	11,002 (20.5%)	5,599 (51.0%)	5,403 (49.0%)
18 - 29	8,711 (16.2%)	4,367 (50.0%)	4,344 (50.0%)
30 - 44	11,003 (20.5%)	5,284 (48.0%)	5,719 (52.0%)
45 - 59	9,443 (17.6%)	4,655 (49.0%)	4,778 (51.0%)
60 and Over	13,484 (25.1%)	5,013 (37.0%)	8,471 (63.0%)
Total	53,643 (100%)	24,928 (46.5%)	28,715 (53.5%)

Median Age			
1980	39.6	36.9	42.1
1970	33.6	31.9	35.1

Contra Costa County

Age	Total	Male	Female
Under 18	181,009 (27.6%)	92,269 (51.0%)	88,740 (49.0%)
18 - 29	129,745 (19.8%)	64,243 (50.0%)	65,502 (50.0%)
30 - 44	147,718 (22.5%)	71,867 (49.0%)	75,751 (51.0%)
45 - 59	108,672 (16.6%)	53,156 (49.0%)	55,516 (51.0%)
60 and Over	89,236 (13.6%)	38,463 (43.0%)	50,773 (57.0%)
Total	656,380 (100%)	320,098 (48.8%)	336,282 (51.2%)
Median Age			
1980	31.5	30.6	32.3
1970	27.8	27.1	28.5

Between 1970 and 1980, the overall median age in Walnut Creek increased 6 years, and the age gap between males and females grew from 3.2 years in 1970 to 5.2 years in 1980.

FOOTNOTES

1. The Department of Finance has since revised this figure to 54,033 based on more accurate information supplied by the City of Walnut Creek; however, for consistency purposes, the ensuing analysis of population and household characteristics will use the original 1980 Census figure.
2. The 1990 population estimate assumes a continuation of the 1980-1984 growth rate throughout the remainder of the decade. Department of Finance population projections, however, estimate Contra Costa County's 1990 population at 752,600, slightly higher than the figure in the table.
3. To arrive at this figure, persons of Spanish origin are subtracted from each of the race categories. They, therefore, cannot be considered as a mutually exclusive racial subgroup.

HOUSEHOLD CHARACTERISTICS

Number and Average Household Size

In 1980, the City of Walnut Creek was comprised of 23,387 households. Of this total, 61.7% (14,425) were family households, and 38.3% (8,962) were non-family households. Persons in group quarters (non-household) accounted for 1.4% of the City's total population.

Walnut Creek's average household size in 1980 was 2.29, an 18.5% decrease since 1970 when households contained an average of 2.81 persons.

The Department of Finance has estimated that, as of January 1984, Walnut Creek contained approximately 25,114 households at an average size of 2.24 persons per household. This represents a 7.4% increase in the number of households and a 2.2% decline in the City's average household size since 1980.

Household Type and Size

In 1980, married couple families constituted the largest sector of the household population (54.3%). Of these 12,704 married-couple families, 39.4% had children under age 18.

Single-person households represented the second largest household subgroup (32.3%). Of these 7,559 persons living alone, 51.8% were 60 years of age or older.

Single-parent families accounted for 7.4% of Walnut Creek's household population in 1980. Single females headed 1,312 (76.2%) of these families.

Households containing two or more unrelated individuals comprised 6.0% of Walnut Creek's 1980 household population. One hundred thirty-one (9.3%) of these non-family households included persons 60 years or older.

Table 4
Household Size by Housing Type and Tenure (1980)

	Persons Per Unit					
	1	2	3	4	5	6+
<hr/> Single-family						
Total	1,532	5,038	2,350	2,581	1,074	465
Owner	1,174 (77%)	3,447 (85%)	2,000 (85%)	2,295 (89%)	972 (91%)	465 (100%)
Renter	358 (23%)	591 (15%)	350 (15%)	286 (11%)	102 (9%)	0 (0%)
<hr/>						
Multifamily						
Total	6,021	4,747	405	103	50	21
Owner	2,461 (41%)	2,591 (55%)	72 (18%)	34 (33%)	25 (50%)	10 (48%)
Renter	3,560 (49%)	2,156 (45%)	333 (82%)	69 (67%)	25 (50%)	11 (52%)
<hr/>						
Total	7,553	8,875	2,755	2,684	1,124	486
Owner	3,635 (48%)	6,038 (69%)	2,072 (75%)	2,329 (87%)	997 (89%)	475 (98%)
Renter	3,918 (52%)	2,747 (31%)	683 (25%)	355 (13%)	127 (11%)	11 (2%)

Income

In reporting income statistics, the Census employs a variety of methods. Income can be computed on the basis of household type (e.g. total households or family households only) and is generally reported in terms of median or mean figures.

Family households are a subset of the total household population. Because families typically have higher incomes per household than households composed of single or unrelated individuals, family income figures reported in the Census are higher than household income figures, which reflect the income of the entire population.

The median income statistic measures the midpoints of the sample population income, that is, half of the members of the sample population have incomes above the median and the remaining half have incomes below the median. Mean income figures are an average of all incomes of the sample population and are usually greater than median income figures.

In 1980, the Census reported that Walnut Creek's median and average household incomes were \$24,813 and \$28,760, respectively. In comparison, the City's 1980 median and average family incomes were \$32,317 and \$34,925.

As a basis for establishing affordability guidelines for its housing programs, Walnut Creek has used the median household income figure for the county, instead of the city, to reflect region-wide housing needs. In 1980, the county median household income was \$22,870, approximately 7.8% lower than the comparable city figure. From this median income figure, government agencies generally compute four income categories.

Very low-income (less than 50% of median) - \$11,435
 Low-income (50% to 80% of median) - \$11,435-\$18,296
 Moderate-income (80% to 120% of median) - \$18,296-\$27,444
 Above moderate-income (greater than 120% of median)-\$27,444

Table 5 illustrates the number of Walnut Creek households and families within each income category.

Table 5
Household and Family Income in 1979

<u>Income Category</u> ¹	<u>Households</u>	<u>Families</u>
Very Low	20.3%	9.6%
Low	15.7%	11.0%
Moderate	19.6%	18.6%
Above Moderate	44.4%	60.8%
Total	23,409 (100%)	14,516 (100%)

Family Income

Table 6 illustrates that relatively fewer large families (5 or more members) are in the low- and moderate-income categories than smaller sized families.

Table 6
Family Income in 1979 by Family Size

<u>Family Size</u>	<u>Total Families</u>	<u>Median Family Income</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>
2	7,778	\$27,444	13.3%	15.0%	21.5%	50.1%
3	2,576	\$34,847	8.4%	9.4%	15.8%	66.4%
4	2,552	\$37,474	3.4%	5.1%	15.4%	76.1%
5	1,166	\$40,927	3.4%	5.7%	13.0%	77.9%
6	345	\$41,180	4.6%	6.1%	6.4%	82.9%
7+	99	\$45,536	0.0%	7.1%	10.1%	82.8%

Family Income of Racial and Ethnic Subgroups

In 1980 Asian families had the highest average income (\$35,268) of all racial groups in Walnut Creek. The average income of white families was slightly less at \$35,054. Black families, families of Spanish origin and Native American families had average incomes of \$32,539, \$31,617 and \$24,622, respectively.

Table 7
Family Income in 1979

	Total Families	Median Family Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
White	13,746	\$35,054	12.3%	14.1%	22.2%	51.4%
Black	81	\$32,539	12.3%	13.6%	19.8%	54.3%
Native Amer.	28	\$24,622	14.3%	14.3%	39.3%	32.1%
Asian	536	\$35,268	10.1%	11.0%	20.7%	58.2%
Spanish Orig.	418	\$31,617	14.8%	15.8%	27.8%	41.6%

Poverty Status

In 1980, 4.0% of Walnut Creek's total population had incomes below the poverty level as defined by the federal government. Of these persons below the poverty level, 25.8% were 60 years and older. Families in poverty accounted for 2.9% of all families, and female-headed families in poverty represented 43.5% of all families in poverty. Of all female headed households, 14.7% were in poverty. Table 8 shows the portion of Walnut Creek's population in poverty by race.

Table 8
Poverty Status

	% Below Poverty
White	4.1%
Black	0.0%
Native American	8.1%
Asian	2.8%
* * *	
Spanish Origin	2.8%
Total	4.0%

Households Receiving Public Financial Assistance

Households receiving some form of income supplement such as social security or other public assistance totalled 7,754 or 33% of all households in 1980. The majority of these households (93.7%) received social security income. The average income of households on social security in 1980 was \$4,602, and the average income of households receiving other public assistance was \$2,361.

Household Payments For Housing

The California Department of Housing and Community Development defines housing payments which exceed 25% of an occupant's income to be above what a household, on the average, can reasonably afford. In this analysis, however, thresholds of 25%, 30% and 35% for lower-income, moderate-income and higher-income groups are used to present overpayment statistics which more realistically represent a financial hardship to the household.

Renters

In 1980, 54.1% of all renters devoted over 25% of their income to rental payments. Seventy-two percent of all low-income renters and 95% of all very low-income renters pay in excess of 25% of their income to rent. Moderate-income and above-moderate income households, however, experienced significantly lower rates of overpayment; 24.4% and 7.1% of moderate-income and above-moderate-income residents overpaid 30% and 35%, respectively.

Table 9
Overpayment Among Renters
(1980)

<u>Income</u>	<u>Percent of Households in Each Income Category Overpaying by Each Amount²</u>		
	<u>25 - 29%</u>	<u>30 - 34%</u>	<u>35% & Over</u>
Less than \$5,000	1.6	0.0	95.6
\$5,000-\$9,999	2.6	4.3	88.7
\$10,000-\$14,999	29.7	23.7	34.9
\$15,000-\$19,999	29.4	12.2	8.3
\$20,000-\$29,999	14.2	2.7	1.8
\$30,000-\$39,999	1.3	0.7	0.0
\$40,000-\$49,999	0.0	0.0	0.0
\$50,000-\$74,999	0.0	0.0	0.0
\$75,000 & Over	0.0	0.0	0.0
All Incomes	14.3%	7.8%	32.0%

Owners

Payments in excess of 25% of income among owners is less pervasive than among renters. However, like renters, the incidence of "overpayment" among owners is concentrated among the lower income groups. While 30.1% of all owners pay over 25% of their income for housing, the largest share of overpayment occurs among very low-income households 76.1% of whom overpay 25%. Forty-five percent of all low-income owners contribute over 25% of their income to housing. Moderate-income and above moderate-income owners overpay to a greater degree than renters in the same income group; 39.5% and 22.1% of all moderate-income and above moderate-income households pay over 30% and 35%, respectively.

Table 10
Overpayment Among Owners
(1980)

<u>Income</u>	<u>Percent of Households in Each Income Category Overpaying by Each Amount²</u>		
	<u>25 - 29%</u>	<u>30 - 34%</u>	<u>35% & Over</u>
Less than \$5,000	4.0	13.9	82.1
\$5,000-\$9,999	6.5	6.7	57.1
\$10,000-\$14,999	13.4	15.3	31.0
\$15,000-\$19,999	7.2	9.7	27.2
\$20,000-\$29,999	11.6	7.7	19.9
\$30,000-\$39,999	14.4	7.7	9.4
\$40,000-\$49,999	13.2	7.9	3.0
\$50,000-\$74,999	4.8	0.8	1.1
\$75,000 & Over	1.5	0.0	1.1
All Incomes	10.4	6.7	13.0

FOOTNOTES

1. In its projection of regional housing needs by income category, the Association of Bay Area Governments uses a median income figure that is based on the City, County, and Bay Area **regional** median income (refer to discussion in Future Housing Needs section). The housing needs analysis for Walnut Creek, however, is based on the County median household income, because it more closely reflects the actual income characteristics of the City's residents.
2. The overpayment percentage amounts (25-29%; 30-34%; 35% and over) are mutually exclusive categories. Summation of the three percentage figures in each overpayment category would, therefore, yield the total percent of households in each income category who pay over 25% of their income to housing.

HOUSING CHARACTERISTICS

Number of Housing Units

In 1980, Walnut Creek contained 24,400 year-round units, 99.9% of which were site-built dwellings and 0.1% of which were mobile/manufactured homes¹. Between April 1980 and August 1984 the City's housing stock was augmented by 2,211 units². New construction accounted for 50.2% of these additional units, while 49.8% were gained through annexations. During this same period 78 units were demolished, therefore, as of August 1984, there were 26,533 housing units in Walnut Creek.³

Between 1970 and 1980, the housing stock increased at an average annual rate of 6.7%. However, since 1980, the annual growth rate has been significantly slower, averaging 2% per year. This slow-down can be attributed in large part to the economic recession in the early 1980's which seriously curtailed activity in the housing industry throughout the state.

Tenure

In 1980, the Walnut Creek housing stock consisted of approximately 2/3 ownership units and 1/3 rental units. As Table 11 illustrates, Walnut Creek is experiencing a gradual shift in its distribution of owner- and renter-occupied units. The county also appears to be following a similar trend toward a higher percentage of rental units, although the rate of change is not as significant as that of Walnut Creek.

Table 11
Tenure

	1970		1980		1984 ⁴	
	Owner	Renter	Owner	Renter	Owner	Renter
City of Walnut Creek	69.1%	30.9%	65.7%	34.3%	65.5%	34.5%
Contra Costa County	69.4%	30.6%	67.7%	32.3%	-	-

Condominium units in Walnut Creek represent 23.4% (5,710 units) of the year-round housing stock, and approximately 82.9% are owned and 17.1% are rented.

Type

Approximately half (50.4%) of Walnut Creek's 1980 housing stock consisted of single family dwellings. Duplexes, triplexes and fourplexes represented 12.5% of the total housing stock, while dwellings in structures with 5 or more units comprised 37% of the housing in Walnut Creek. Only 0.1% of the housing units were mobilehomes.

Between 1980 and August 1984 the net gain in single family and multifamily units totalled 915 and 1,218, respectively, bringing the current single-family and multifamily totals to 13,226 (49.1%) and 13,301 (50.1%) respectively. Since 1980, therefore, the City has maintained essentially the same distribution of single-family and multifamily units with only a slight shift toward more multifamily units.⁵

Table 12
Occupied Housing Units by Type and Tenure

	<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
Single-family				
1984 ⁶	11,115	(86.0%)	1,808	(14.0%)
1980	10,342	(86.0%)	1,687	(14.0%)
1970	6,712	(86.8%)	1,019	(13.2%)
Multifamily				
1984 ⁶	5,743	(45.9%)	5,778	(54.1%)
1980	5,193	(45.8%)	6,154	(54.2%)
1970	3,105	(49.4%)	3,182	(50.6%)
Mobilehome				
1984	11	(100%)		
1980	11	(100%)		
1970	10	(100%)		

Vacancy

Vacancy rates are reported by several sources, and, while each uses a district methodology, it is useful to present the results of each for purposes of comparison.

According to the 1980 Census, the market vacancy rate in Walnut Creek (e.g. vacant units for sale or for rent) was 2.9%. Of the 707 vacant available units, 40.5% were ownership units and 59.5% were rental units.

The 1980 rental vacancy rate was 5.1% while the vacancy rate of ownership units was 1.8%. The following formula illustrates how Walnut Creek's market vacancy rate compares

with its ideal vacancy rate as defined by the Department of Housing and Community Development.

% of Rental Stock	X	Ideal + Rental Vacancy Rate		% of X Ownership Stock	Ideal = Ownership Vacancy Rate	Ideal Vacancy Rate
(34.3%	X	6%)	+	(64.7% X 2%)	=	3.4%

Walnut Creek's actual market vacancy rate of 2.9% is, therefore, about 15% lower than its ideal vacancy rate. The City, however, has a slightly higher vacancy rate than that of Contra Costa County whose 1980 market vacancy rate was 2.7%.

Table 13
Vacancy Rate

	Market	Ideal
City of Walnut Creek	2.9%	3.4%
Contra Costa County	2.7%	3.3%

The condominium vacancy rate was 5.2% in 1980, and the vacancy rate of ownership condominium units was 3.1%.

The Department of Finance has estimated a 0.2% decrease in Walnut Creek's vacancy rate between 1980 and 1984.

The Federal Home Loan Bank Board (FHLBB) also makes annual estimates of residential vacancy rates; however, while the methodology of its survey differs from that of the Census in that vacancy is computed on the basis of type of unit rather than tenure. In 1983, FHLBB reported an overall vacancy rate of all housing types of 1.4%. The 1983 vacancy rate of single-family units was 0.8%, while the multifamily vacancy rate was 1.9%.

Overcrowding

Units

Overcrowded housing is defined as units with more than one inhabitant per room, excluding the kitchen and bathrooms. In 1980, the overall incidence of overcrowding in Walnut Creek was 0.7% (155 units). Of these overcrowded units, 98 (63%) were renter-occupied and 57 (37%) were owner-occupied.

The rate of overcrowding among rental units was 1.2%; among ownership units the overcrowding rate was 0.4%.

Persons in Overcrowded Units

In 1980, a total of 737 persons lived in overcrowded conditions, 389 (53%) of whom were renters. Overcrowded homes contained an average of 4.8 persons per home for all units. The average household size of overcrowded rental and ownership units was 4.0 and 6.1 respectively.

Age

Walnut Creek's housing stock is relatively new. Combining information from the 1980 Census and City permit records for 1980-1984 indicates that 83% of the City's housing is less than 25 years old. Units constructed between 1940 and 1960 represent 15% of the housing, while only 2% of the units were built prior to 1940.

Condition

Not surprisingly, Walnut Creek's housing stock is in extremely good condition. A survey of exterior housing conditions conducted in August 1984 revealed that less than 50 units (0.2%) showed any visible signs of exterior deterioration beyond routine repair and maintenance. Most of the units identified as substandard, with the exception of a few major rehabilitation and "tear-down" candidates, required only minor repairs.

Both single-family and multifamily units were surveyed. Because deficiencies inside multifamily structures are not easily detected, the survey did not fully reflect condition problems in multifamily dwellings. The fact that a large majority of the City's multifamily stock is approximately 15 years old, however, indicates that the potential exists for rehabilitation of multifamily units.

As the basis for judging deficiencies the survey used Chapter 10 of the Uniform Housing Code. Substandard housing conditions are categorized in the following manner:

Condition

Units requiring minor rehabilitation

Housing Code Deficiencies

Maintenance; minor roof repair; substandard construction; or weather protection

Units requiring major
rehabilitation

Foundation repair in combina-
tion with major roof repair;
electrical, plumbing or
mechanical repair; maintenance
and weather protection; or
major structural repair

Tear Down Candidate

All code items; dilapidated
beyond repair

Housing Costs and Values

Ownership Housing

According to the 1980 Census, the median housing unit value in Walnut Creek was \$135,000. Owner-occupied condominium and non-condominium units had median values of \$88,000 and \$139,000 respectively. Housing values in Walnut Creek were considerably higher than those in Contra Costa County, in which the overall median value was \$94,600. The median condominium value was \$87,000, and the median non-condominium value was \$94,400 in Contra Costa County in 1980. (Walnut Creek contains 42.3% of the County's condominium units yet only 6.4% of the County's single-family units.) The 1980 median value represents a 276% increase over the 1970 median value of \$37,000 for owner-occupied single-family homes. This increase is just slightly higher than the 267% increase in housing prices experienced by the County from 1970 to 1980. Table 14 correlates housing unit value with monthly owner costs for owner-occupied non-condominium housing units.

Table 14
Housing Unit Value (1980)

Monthly Owner Costs (\$)

Housing Unit Value(\$)	0- 99	100- 199	200- 299	300- 399	400- 499	500- 749	750+	Total Units
0-9,999	6	0	0	0	0	0	0	6
10,000- 19,999	0	0	0	0	0	0	0	0
20,000- 29,999	0	0	0	7	0	0	0	7
30,000- 39,999	7	0	7	16	0	0	0	30
40,000- 49,999	6	23	17	6	0	0	0	52
50,000- 79,999	63	178	99	130	58	0	0	528
80,000- 99,999	48	222	192	164	51	233	78	988
100,000- 149,999	39	361	519	626	430	927	711	3,613
150,000- 199,999	0	153	106	294	422	535	1,112	2,622
200,000- & Over	0	0	20	47	101	210	438	816

Sales prices for single-family detached and condominium units have escalated considerably between 1980 and 1984. The Multiple Listing Service of the Contra Costa County Board of Realtors reports prices for single-family detached units ranging from \$84,950 to \$498,000; the average and median prices are \$200,669 and \$185,000 respectively. Condominiums and townhouse units range in price from \$62,000 to \$260,000 with an average price of \$127,823 and a median price of \$124,000.

Table 15 presents average sales prices and price ranges for single-family detached and condominium units in several Contra Costa County communities. In general, single-family detached units in Walnut Creek are higher priced than those in Concord, Pleasant Hill or Martinez and somewhat lower priced than those in San Ramon or Danville. Sales prices for condominium units in Walnut Creek are generally higher than those in Concord and lower than those in Danville.

TABLE 15
Sales Prices - 1984 *

Number of Bedrooms	Single-family detached		Condominium/Townhouse	
	Average	Range	Average	Range
Walnut Creek				
1	-	-	\$ 77,467	\$ 67,500-\$ 85,000
2	\$109,900	-	\$110,590	\$ 81,500-\$146,950
3	\$138,962	\$104,000-\$179,000	-	-
4	\$192,620	\$124,900-\$319,500	-	-
5	\$263,317	\$245,000-\$275,000	-	-
Concord				
1	-	-	\$ 62,950	-
2	\$124,950	-	\$ 93,463	\$ 79,950-\$105,450
3	\$119,983	\$105,000-\$144,950	-	-
4	\$149,950	-	-	-
Pleasant Hill				
3	\$123,000	\$ 92,000-\$145,000	-	-
Martinez				
3	\$113,975	\$ 60,000-\$167,950	-	-
4	\$146,450	\$139,950-\$152,950	-	-
Danville				
2	-	-	\$127,900	-
3	-	-	\$141,950	\$120,000-\$163,000
4	\$219,450	\$189,000-\$249,900	-	-
San Ramon				
3	\$164,000	-	-	-
4	\$168,000	-	-	-

* Derived from units advertised in local newspaper and realtor listings.

Rental Housing

In 1980, the median contract rent in Walnut Creek was \$318, however the median gross rent was \$337⁷. These rent values are approximately 15% to 20% higher than the county median contract and gross rent figures of \$265 and \$294. (Walnut Creek contains 10.4% of the countywide rental housing stock.) Walnut Creek's median contract rent represents a 95.1% increase over the 1970 value. The increase in the median contract rent in Walnut Creek was below the comparable county increase of 114%. Table 16 presents gross rent values correlated with number of bedrooms for renter-occupied housing units.

Table 16
Gross Rent (1980)

Gross Rent(\$)	Bedrooms						Total Units
	0	1	2	3	4	5+	
0-99	0	68	3	0	0	0	71
100-149	13	49	9	0	0	0	71
150-199	29	59	60	0	11	0	159
200-249	30	398	125	0	0	0	553
250-299	60	963	546	20	0	0	1,589
300-349	46	781	956	64	7	0	1,854
350-399	30	428	671	25	16	0	1,170
400-499	51	108	910	219	6	3	1,297
500+	58	32	174	455	160	12	891
No Cash Rent	9	19	34	14	31	0	107

Walnut Creek's 1984 rental rates are considerably higher than those reported in 1980. Apartments range from \$505 per month for a studio to \$775 per month for three bedrooms. Condominiums and townhouses range from \$560 to \$1,000 per month for one to three bedrooms, and single-family detached units rent from \$425 to \$2,500 per month for one to five bedroom homes.

According to the Multiple Listing service of the Contra Costa Board of Realtors, the average and median monthly rents for single-family detached and condominium units combined are \$900 and \$950, respectively, with rents ranging from \$550 to \$1,850. Compared with nearby communities in the county, Walnut Creek's rental rates are generally higher than those in Concord, Pleasant Hill or Martinez and generally somewhat lower than those in Danville or San Ramon.

Table 17 provides average rental rates and rent ranges for six Contra Costa County communities. These figures are not directly comparable to Census data because the sample is small and represents the rent amount asking and not the actual rent paid.

TABLE 17
Rental Rates (November 1984)*

Number of Bedrooms	Walnut Creek		Concord		Pleasant Hill		Martinez		Danville		San Ramon	
	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Apartments												
0	518	505- 530	300	-	490	-	-	-	-	-	-	-
1	490	325- 575	455	375- 525	510	450- 610	420	380-450	-	-	-	-
2	590	460- 750	575	450- 635	595	500- 695	545	535-550	515	-	-	-
3	775	-	625	595- 650	695	-	450	-	-	-	-	-
Condos/ Townhouses												
1	600	-	500	430- 550	500	-	585	-	-	-	-	-
2	755	560-1,000	555	475- 685	720	560- 950	675	495-785	775	-	725	700- 750
3	775	-	660	600- 750	-	-	675	650-700	1,055	850-1,300	845	795- 885
Single- Family Detached												
1	425	-	-	-	-	-	-	-	-	-	-	-
2	700	-	565	-	-	-	490	475-500	1,100	-	-	-
3	935	800-1,000	765	600-1,000	785	650-1,000	765	600-975	-	-	925	895- 950
4	1,120	895-2,500	905	675-1,300	935	830-1,100	-	-	1,400	1,395-1,400	1,080	995-1,250
5	1,375	1,000-1,750	-	-	-	-	-	-	-	-	-	-

* Derived from rental listings in local newspaper.

FOOTNOTES

1. The Department of Finance has since revised this figure to 24,543 in response to more accurate information supplied by the City of Walnut Creek; however, for consistency purposes, the following analysis of housing stock characteristics is based on the original 1980 Census figure.
2. New construction, annexation and demolition information is obtained from the City of Walnut Creek Annual Housing Unit Report.
3. The Department of Finance estimated that Walnut Creek contained 26,159 housing units as of January 1984.
4. August 1984 figures assume the same 1980 proportion of rental and ownership single-family and multifamily units.
5. As of January 1984, Walnut Creek contained 13,134 (50.2%) single-family units and 13,025 (49.8%) multifamily units according to Department of Finance estimates.
6. August 1984 figures assume the same 1980 rental and ownership vacancy rates and the same 1980 proportion of renter- and owner-occupied single-family and multifamily units.
7. Contract rent is defined as the rent asked for the unit, while gross rent includes contract rent plus any payments for utilities, maintenance, etc.

Population Groups With Special Housing Needs

INTRODUCTION

The preceding analysis of population, household and housing characteristics identified several population subgroups with unique housing needs warranting special discussion in the housing element. While the needs of these groups are not intended to be the sole focus of the City's housing policies, the housing element must recognize these groups in order for housing policy to adequately address their respective needs. In Walnut Creek the following groups require special housing opportunities.

- Low-income families
- Moderate-income families
- Female-headed families with children
- Elderly persons
- Disabled persons

Low-Income Families

In 1980, 20.6% (2,996) of Walnut Creek's families were low-income, that is, their incomes were below 80% of the county household median income of \$22,870. Almost half (46.7%) of these low-income families were in the very low-income category, earning less than 50% of the county household median income.

If these families devoted no more than 25% of their monthly income to housing, the maximum monthly payment would be \$442. According to 1980 Census data, 55.7% of Walnut Creek's 7,760 renter households were low-income, and 72% of those low-income renters paid over \$442 per month for rent. Of the City's 15,649 owner households, 26.2% were low-income, and 45% of those low-income owners paid over 25% of their income toward monthly housing payments.

Providing an adequate supply of low cost housing affordable to lower-income families is a critical issue to which city housing policies should be addressed.

Moderate-Income Families

Moderate-income families, those earning between 80% and 120% of the county households median income, represented 18.6% (2,696) of all families in Walnut Creek in 1980. Assuming that moderate-income families can afford to devote up to 30% of their income for housing, the maximum monthly payment would be \$795. This amount, however, would pay for the monthly costs of a home priced at only \$64,000, considerably less than the 1980 median housing unit value of \$135,000.

Because the value of median priced housing has risen at a disproportionately faster rate than median income levels, fewer moderate-income families, many of whom are first-time homebuyers, are able to afford moderately priced homes. City housing policy should reflect the affordable housing needs of moderate-income families in Walnut Creek.

Female-Headed Families With Children

According to the 1980 Census, 1,312 female-headed families resided in Walnut Creek, 59.3% (778) of which included children under age 18. Female-headed families comprised 13.0% of all families with children in Walnut Creek.

The median income of female headed families with children was substantially lower than the overall median household and family incomes in 1980. Single mothers with children under age six had a median income of \$12,803, and those with children age six to seventeen had a median income of \$14,123. In comparison, married couples with children under six and between six and seventeen had median incomes of \$32,478 and \$26,625, respectively.

Female-headed families in poverty represented 21.1% of all female-headed families and 64.1% of all families with children in poverty.

In 1980, overall median monthly owner costs totalled \$561 in Walnut Creek, therefore, female-headed families with children under age 18 would have to pay between 47.7% and 52.6% of their monthly income to meet median owner expenses. Assuming that female-headed families should not contribute in excess of 25% of their income for housing (\$267 to \$294 per month), over 68.6% of Walnut Creek's female-headed families overpaid for housing in 1980.

Elderly Persons

Persons age 60 and older represent a significant share of Walnut Creek's total population (25.1%). Within this age group, 37.4% are age 60 to 69, 42.4% are age 70 to 79, and 20.2% are age 80 and older.

The average income of families whose householder was over age 64 was \$26,790 in 1980, 23% lower than the overall average family income of \$34,924 in Walnut Creek. Unrelated elderly individuals over age 64 had median incomes of \$15,385 and \$9,287 for males and females, respectively. The significance of this latter income figure in terms of housing affordability is magnified considering that in Walnut Creek elderly females outnumbered elderly males by almost 70%.

In 1980, elderly persons in poverty (60 years and older) represented 25.8% of all persons in poverty and 17.7% of all elderly persons. Single elderly households accounted for 51.8% (3,918) of all single households and 29.1% of all elderly persons.

The issues associated with the special housing needs of the low-income elderly, which the City's policies will address are low-cost housing and housing within easy access of health care facilities.

Disabled Persons

1980 Census data indicate that approximately 3.3% (1,464) of the City's population over age 15 had a disability which prevented those persons from using public transportation. The majority (75.4%) of the disabled population was 65 years or older. Elderly persons with a public transportation disability represent 12.1% of the City's elderly population, while disabled persons age 16 to 64 account for 1.1% of all persons in this age group. The special housing needs of the disabled population are accessible and usable housing units, housing within convenient access of services, and special design features to mitigate the disability.

Persons Requiring Temporary Shelter

State legislation (AB 2579), enacted September 30, 1984 and effective immediately, requires, among other provisions, local governments to assess in the housing element the need for temporary or emergency shelter in their community.

In Walnut Creek, there are a number of private organizations (churches, CARE, the Salvation Army) which provide temporary shelter to homeless persons. Although these organizations do not operate permanent facilities to temporarily house people, they do arrange overnight lodging in local motels which have agreed to participate. According to the shelter organizations contacted, the degree of assistance they provide varies. These organizations estimated that they assist in temporarily housing from two to three persons per month to two to three persons per week.

While the need for temporary shelter facilities is probably greater than what most local residents may generally perceive, it is felt that existing programs conducted by the community's private organizations can adequately accommodate the actual need.

Housing Constraints

INTRODUCTION

The purpose of this section is to discuss the factors which represent barriers to the production of housing in Walnut Creek. Constraints associated with government actions, market forces, and community sentiment are presented. Identification of these constraints enables the City to consider such facts in the implementation of its housing policies and devise possible solutions for reducing the impact of these constraints.

GOVERNMENTAL CONSTRAINTS

Local governments are empowered with the authority to regulate, among other things, the location, density, timing, and type of residential development which occurs in their jurisdiction. This authority is exerted several ways, from controlling land uses through zoning to levying fees and charges to pay for municipal improvements. While intended to protect the interests of local residents, local regulatory authority can have, at the same time, effects which present potential barriers to the production of housing. Local government actions and policies which may constrain housing in Walnut Creek are zoning, as a means of controlling land uses, development fees to meet the cost of facilities, the development review process, and the enforcement of building and housing codes.

Zoning

The City of Walnut Creek has established several zoning districts to provide for the development of housing at various appropriate density levels. The Zoning Code specifies allowed or conditionally allowed land uses in each zone and property development standards such as maximum density, minimum lot size and setbacks, and building height requirements.

The allowable densities specified in the Zoning Code range from 2 to 5 units per acre in single-family districts, 7 units per acre in the duplex district, and from 12 to 30 units per acre in multifamily districts.

Planned development districts have no specific density criteria, however, general plan multifamily densities of 30 to 50 units per acre can be realized when planned development zoning is used. In the Alma Avenue Specific Plan Area, which is zoned for core-area planned development (P-D-C), general plan densities up to 100 units per acre can be realized if applicable floor area ratio controls can be met. Many of the city approved projects in planned development zones have lot sizes of 5,000 to 6,000 square feet.

A detailed outline of the permitted and conditional uses and the property development standards for each of the City's residential zoning districts appears in the appendix.

Development Fees

Fees imposed on developers of new housing fall into three general categories: infrastructure fees to cover the costs of municipal facilities and services; planning fees; and building fees.

Infrastructure Fees

The City of Walnut Creek does not impose an extensive set of infrastructure fees on new development other than a park land dedication in lieu fee and the basic requirement to improve all streets and alleys, including access rights, and abutter's rights, drainage, public utility easements, and other public easements within the subdivision. These requirements are outlined in the City's Subdivision Ordinance.

Most infrastructure fees in the City of Walnut Creek are levied by the independent districts, agencies, or companies which provide a particular municipal service. The following section discusses these infrastructure fees, as well as the impact new development will have on each agency's ability to meet the demand for its service.

Sewer:

Sewage disposal service in Walnut Creek is provided by the Central Contra Costa Sanitary District. The District's treatment plant is currently nearing capacity (35 million gallons per day), however, bids on the construction of a 10 million gallons per day expansion are currently being solicited. The additional capacity will be operative in early 1986 according to District estimates.

It is most common for developers of new subdivisions to arrange for the design and construction of the sewers, however, in some cases, the District may design the system. As a condition of receiving sewer service from CCCSD, new subdivisions must first annex to the district. Depending on the time of annexation, which may occur several years prior to actual development, the annexation charge paid when the system is connected varies from \$0 to \$1,000. Areas that were encompassed by a grandfather clause when the District was created pay no annexation charge, while recently annexed areas excluded from the grandfather clause must pay \$1,000 to annex to the District. In addition to the annexation charge, developers of new subdivisions are subject to the following fees:

Fixture Multiple (2 bath house)	\$450 per unit
Watershed Charge	\$300 per unit
Environmental Quality Charge	\$10.75 per month for balance of tax year
Inspection Permit	--
Equalization Charge	Variable
Rebate Charge	Variable
Annexation Charge	\$0 to \$1,000 per acre
Total Connection Charge	\$1,000 to \$2,000 per unit (estimated range)

Water:

Residents of Walnut Creek are served by two water providing districts - East Bay Municipal Utility District, which supplies water to the western portion of the City, and Contra Costa Water District, which supplies water to the eastern portion of the City. The large majority of single-family dwellings require hook-ups capable of delivering a flow of 20 gallons per minute, while multifamily dwellings and exceptionally large single-family units require a greater flow potential which larger diameter pipes provide. EBMUD and CCWD charge the following connection fees:

EBMUD

	Instal- lation Charge	System Capacity Charge	District Charge	Per Unit Total
5/8" meter (20 gpm)	\$ 990	\$3,500	\$10	\$ 4,500
1" meter (50 gpm)	\$1,040	\$9,300	\$10	\$10,350

(Multifamily dwellings assessed on a case by case basis.)

CCWD

	Service Line*	Facility Reserve Charge	Meter	Per Unit Total
5/8" meter (20 gpm)	\$810	\$ 910	\$32	\$1,752
3/4" meter (30 gpm)	\$810	\$1,250	\$59	\$2,119
1" meter (50 gpm)	\$810	\$1,930	\$81	\$2,821

*Minimum fees apply when water main exists adjacent to the property.

For single-family units in subdivisions, the installation and service line charges would be reduced to the extent the developer contracts for the installation of water lines.

Power:

Electricity and gas service is provided by Pacific Gas & Electric Company. In most cases, developers of new subdivisions dig the trenches, and P.G.&E. is responsible for the installation of mains and service laterals. For single-family dwellings, the installation charge is approximately \$1,000 per lot. Because each development is different, the stated installation charges for single-family and multifamily dwellings are rough estimates only and assume there are no extenuating circumstances, such as the relocation of existing utilities or poles which would further increase costs.

The charge for multifamily structures is approximately \$2,000 per building. Each building in multifamily projects usually has several meters, therefore, the per-unit cost will likely be lower than that for individual single-family units.

P.G.&E. is also involved in supplying electricity for street lighting. P.G.&E.'s street lighting schedule (LS1C) is most commonly used and requires the developers to purchase and install the light poles. P.G.&E. installs the wire; the hook-up fee for internal wiring is \$13 per pole.

Flood Control and Drainage:

The Contra Costa County Flood Control and Water Conservation District oversees the mitigation of water runoff created by new development.

The City of Walnut Creek is divided into several drainage areas, each with its own drainage plan. New development in each drainage area is subject to a drainage fee which can vary considerably depending on the extent of mitigation deemed necessary. For instance, in the Storm Drainage Maintenance District 1, developers are charged \$360 per acre, while in Drainage Area 44B (near the Pleasant Hill BART Station), the fee is \$13,700 per acre.

In newly developing areas where no drainage plan or fee has been established, developers of subdivisions contribute to a subdivision deficiency fund which is used to pay for drainage improvements. The subdivision deficiency fee is approximately \$4,000 per acre in single-family subdivisions and \$.25-.30 per square foot of impervious surface in higher density developments.

The fees charged by the Flood Control District generally cover the costs of constructing and installing major trunk lines and culverts. Developers are responsible for constructing the smaller, individual drainage channels which feed into the major drainage system and, to the extent they install major trunk lines, are entitled to a credit of the drainage fee.

Fire Protection:

The Contra Costa Consolidated Fire District provides fire protection services to Walnut Creek residents. The District, which includes Lafayette, Pleasant Hill, Martinez, Concord, and Clayton, in addition to Walnut Creek, is currently rated Class III for fire insurance purposes. Three stations located in Walnut Creek and two others outside the city limits serve the immediate Walnut Creek area.

According to the District, there are currently sufficient stations to maintain response times within acceptable levels (up to 5-7 minutes). However, in anticipation of future development in the eastern portion of the city, the District has developed plans for a new substation.

While the Fire District collects no fees from developments in areas currently served, it is considering establishing fees for new development in outlying areas to support expansion of fire protection services.

Police Protection:

The current authorized strength of the Walnut Creek Police Department consists of 70 sworn and 24 non-sworn personnel. This equates to approximately 1.2 sworn officers per 1,000 Walnut Creek residents. According to the Department's Long-Range Plan, the existing staffing levels are sufficient until the City population reaches 60,000, at which time additional personnel will be considered.

The Long-Range Plan assumes an eventual population of approximately 80,000, covering 31 square miles, generally coinciding with the City's present sphere of influence. When Walnut Creek reaches its ultimate capacity, Department projections indicate there will be a total of 83 sworn and 30 non-sworn personnel on the police force, or approximately 1.4 sworn officers per 1,000 residents. As evidenced by the greater percentage increase of non-sworn personnel compared with sworn officers, the Department intends to civilianize more positions which can be performed by non-sworn personnel.

While the Department's Long-Range Plan assumes that the existing qualities and characteristics of the community will continue, it recognizes the additional policing needs accompanying the intense commercial and residential development anticipated in the core area.

Schools:

Primary, intermediate, and secondary school facilities for Walnut Creek residents are provided by several school districts. The three districts which serve the majority of the City's neighborhoods are Walnut Creek Elementary School District, Acalanes Union High School District, and Mount Diablo Unified School District.

Over the past decade, these school districts have experienced a pattern of declining school enrollment in the City. This trend has led to the closure of some school facilities such as Del Valle High School.

Given the anticipated future growth in the Walnut Creek area, the school districts expect to have adequate facilities to serve the educational needs of new residents. Presently, no type of school impact fees are collected by the City to provide for the development of new school facilities.

Planning Fees

Planning fees differ from infrastructure fees in that they usually cover the costs of procedural actions associated with the review and processing of development proposals. The City of Walnut Creek planning fees are described on the next page. Table 18 illustrates the planning fees currently charged to new development.

Table 18
Planning Fees

	Minimum Initial Deposit	Fee
<u>Environmental Processing</u>		
Environmental Assessment (Probable Negative Declaration)	\$400	Actual Cost*
Environmental Impact Report	\$1,200-\$2,400	AC
<u>Design Review</u>		
New Buildings & Projects	750	AC
Small Additions & Remodelings	400	AC
<u>Zoning Request or Amendments</u>		
P-D zoning, P-D permit, or H-P-D permit	\$1,000-\$2,400	AC
Residential Zoning	1,000	AC
<u>Subdivisions</u>		
Tentative Map (4 or fewer parcels)	\$ 800	AC
Tentative Map (5 or more parcels)	\$1,500	AC
Final Subdivision Maps and All Required Improve- ment Plans (Planning Commission)		\$1,000+ \$25 per lot

Final Parcel Maps and All
Required Improvement Plans
(Planning Commission)

\$ 800

Inspection

5.5% of cost
of all im-
provements
inspected by
the City

Certificate of Compliance

\$ 253

Property Mergers

\$ 253

Parcel Map Waivers

\$ 253

Lot Line Adjustment

\$ 253

Miscellaneous

General Plan Amendment

\$750-\$1,200

AC

Variance

\$ 190

Use Permit

\$350-\$800

AC

Minor Use Permit

\$ 127

Street Vacation

\$350

AC

Site Development Permit

6.6% of the
cost of all
improvements
required by
the City

Appeals

\$ 58

*Actual Cost is billed at \$55 per hour of professional time
spent on project.

Building Fees

The City charges building fees to recover the costs of plan checking development proposals and inspections to ensure compliance with the Uniform Building, Mechanical, Plumbing, and Electrical Codes and other state codes. In Walnut Creek, the plumbing, electrical, heating and cooling permit fees are consolidated under a single building permit fee which is based on the valuation of the proposed residential development. The cost of the building permit fee declines

as the project cost increases. For example, the building permit and plan check fees for projects valued at \$2,000 or less is \$40.50, while the fees for projects valued over \$500,000 are \$1.00 per thousand.

The following building fees are also applicable:

**Table 19
Building Fees**

Energy Conservation Standards
(Title 24)

Plan Checking	Actual Cost* plus 25% fringe
---------------	------------------------------

Inspections

Single-family/Townhouse	\$ 45.00
Apartment/2-5 Unit Condominium	\$ 60.00
Over 5 Unit Condominium	\$60.00 + \$10.00 per unit

Code Compliance Inspection & Report

Single-family/Townhouse	\$ 60.00
Apartment/2-5 Unit Condominium	\$ 75.00
6-20 Unit Condominium	\$ 150.00
Over 20 Unit Condominium	\$ 10.00 per unit over 20
Additional Code Enforcement Inspections	\$ 49.50

*Actual Cost is \$55 per hour of professional time spent on project.

Development Review Process

Depending on the complexity and magnitude of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Examples of factors which affect the duration of development review are whether the land to be developed requires annexation or rezoning or whether a negative declaration, rather than a full scale EIR, is sufficient.

Generally, all developments undergo an environmental review and design review to ensure the continuity of development throughout the City. It is highly recommended that developers contact the City planning staff in the preapplication stage to provide an early review of the proposal and avoid possible delays in the review process.

Table 20 presents typical timelines for various components of the development review process.

Table 20
Development Review Timelines

		Weeks
Uninhabited Annexation	-Consent by all owners	7-12
	-Consent by less than all owners	13-18
Rezoning	-From accepted applica- tion to Planning Commission review	(N.D.) 6 (EIR) 14
	-From Planning Commission review to City Council review	4
	-Overall estimated time	10-18
Tentative Map	-From application to DRC review	(N.D.) 6 (EIR) 14
	-From DRC review to Planning Commission Review	5
	-Overall estimated time	11-19
Design Review	-From accepted applica- tion to Design Review Commission preliminary review	(N.D.) 3 (EIR) 14
	-From preliminary review to final Design Review Commission action	(N.D.) 3 (EIR) 14
	-Overall estimated time from accepted application to final DRC action	6-14
Condominium Conversion		6

Building and Housing Codes

Walnut Creek uses the Uniform Building Code and Uniform Housing Code as the basis for the City's building standards. These codes are enforced by the Building Inspection Division of the Community Development Department as new development projects are proposed and/or completed or existing housing is upgraded to current standards. Because the City has not adopted more stringent standards, the enforcement of the UBC does not pose a significant constraint to the production of housing in Walnut Creek compared to nearby communities.

MARKET CONSTRAINTS

While local government actions can have a significant effect on the production of housing, there are several market related factors, acting independently and beyond a local government's immediate control, which may pose barriers to housing production. These economic constraints are the cost of land for residential development, the cost of construction materials and labor, and the cost of financing.

Land Costs

The cost of land is one housing constraint where local government actions and market forces are closely interrelated. While the economic laws of supply and demand are primary determinants of land prices, local government policies regulating the amount and density of residentially-zoned land which artificially restrict the supply of land can increase land prices beyond those that would be set by the free market.

Land prices in Walnut Creek depend on a number of factors, including: proximity to BART, the freeway, and downtown office developments; the type of residential development, single-family or multifamily, suitable for the lot; the presence of services and utilities; the quality of the school district in which the parcel is located; and the quality of nearby existing development. Because the City is highly built up, there is not an abundant supply of undeveloped land, a factor which pushes up prices further.

Walnut Creek's tight land market is evidenced by the relatively few land parcels listed for sale. According to local realtors, the average price per parcel of available land in Walnut Creek is \$259,500, while the median value is \$110,000. Residential land prices range from \$58,000 for 1.11 acre of land suitable for one single-family home to \$1,735,500 for 1.8 acres of land situated near BART and downtown offices suitable for high density condominium development. Typical half-acre lots in desirable,

single-family neighborhoods range in price from \$89,950 to \$110,000. A quarter-acre lot for four condominium units lists for \$125,000, while a 2.5 acre parcel suitable for luxury apartments or condominiums costs \$750,000.

Contra Costa County Assessor's records of vacant land within the City reveal a **per acre** value of land zoned for single-family use ranging from \$5,625 to \$506,500, with an average per acre value of \$46,930. **Per parcel** values range from \$3,500 to \$204,000, with an average per parcel value of approximately \$50,295.

Construction Costs

Construction costs, including materials and labor, are an important factor affecting housing prices.

An ongoing survey of construction costs in the San Francisco Bay Area Region conducted by Bank of America reveals that materials and labor costs are continually increasing. In July 1983, the per square foot construction cost of a typical, three-bedroom two-bathroom, standard quality, single-family home was \$46.73. By October 1984, the per square foot construction cost of an identical home had risen to \$49.06, an almost 5% increase in 15 months.

The Walnut Creek Building Department estimates that actual per square foot construction costs, including land improvements and construction financing, are approximately \$60.00 to \$70.00. In its review of development proposals, however, the City bases its permit fees on a per square foot cost of \$38.00, a figure derived from the 1982 Uniform Building Code.

Financing Costs

The cost of borrowing money to finance the construction of housing or to purchase a home has a large impact on the amount of affordably priced housing produced and subsequently purchased in a community. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render infeasible a housing project which, at lower interest rates, could have been successfully marketed.

Current prevailing interest rates for conventional single-family mortgages are 12.75% to 13.25%, assuming a 30-year loan with an 80% loan to value ratio. These rates represent a noticeable decline from the mid-1984 rates of 14.5% for comparable loans.

At 12% interest rate, approximately 18.8% of Walnut Creek's households would be able to purchase a median priced home. only 11.3% of the City's households, however, could afford the same home financed at 15%.

Rental housing costs are also affected by higher interest rates, because, presumably, the owner will pass added costs directly to the tenant in the form of higher contract rents.

Changing interest rates also affect builders' overall costs and, consequently, the final sales price of the home. The extent to which the builder can pass on to the buyer added production costs, however, depends on local market conditions.

Examples illustrating the effect of different interest rates on homeowner, renter, and builder costs are contained in the appendix.

COMMUNITY SENTIMENT

Community attitudes toward housing play an important role in determining the availability of housing affordable to all income levels. While most residents would concur that housing should be available to all economic segments of the community, support for affordable housing tends to wane dramatically once projects are proposed in nearby neighborhoods. Given the political implications involved when strong community opposition to higher density housing surfaces, even the most pro-housing city council or planning commission finds difficulty justifying the approval of a highly controversial project, regardless of its potential merits.

In Walnut Creek, as in most other communities, there exists a broad spectrum of attitudes among residents toward affordable housing. Walnut Creek residents are generally supportive of measures to promote affordable housing opportunities, and the City itself is sensitive in its choice of projects, policies, and programs which most effectively achieve that goal. The growing awareness of residents about the consequences of development, however, has resulted in an increased involvement of residents in planning, most notably through the initiative process. This trend is likely to continue in the future.

While a city council must no doubt be responsive to the desires of its citizenry, it is important to recognize that adverse community sentiment, along with the previously discussed governmental and economic constraints, can represent a formidable barrier to the production of affordable housing. Costs associated with delay resulting from extensive citizen participation can undermine the financial feasibility of a project, thus causing the project to fold. In other cases, otherwise acceptable projects may never gain city council approval because of community pressure.

Energy Conservation

INTRODUCTION

Rapidly rising energy costs over the past decade have focused attention on the patterns of energy consumption and the opportunities for energy conservation in all sectors of society. Residential-related energy use is one area where opportunities for modifying energy consumption exist, and state law requires the jurisdictions to address this opportunity in the housing element.

ENERGY COSTS

Once considered an insignificant factor of housing costs, the energy needed to fuel residential heating and cooling systems and household appliances is consuming an increasing share of a household's income devoted to housing expenses.

Table 21 below illustrates residential energy costs as a percentage of monthly housing income in Walnut Creek.

Table 21
Energy Costs As a % of Income - 1980*

	0%	.1-2%	3-4%	5-9%	10-14%	15-19%	20%+
% of Occupied Units	1.5	70.5	15.7	8.3	1.9	.8	1.3

Although Walnut Creek's climate is relatively temperate, the majority of households pay an average of \$41 per month for gas and electricity.**

OPPORTUNITIES FOR ENERGY CONSERVATION

Recognizing the potential for saving through energy conservation techniques, the California Energy Commission developed standards for new residential construction and additions to existing dwellings. These regulations are contained in Title 24 (State Building Standards Code) of the California Administrative Code.

* No comparable 1970 Census data relating energy costs to income is available.

** Based on median family income and assumes average energy costs are 2% of income.

The City of Walnut Creek currently enforces the State Energy Conservation Standards. In addition to the Mandatory Features and Devices which all new construction must include, the regulations establish minimum levels of wall, ceiling, and floor insulation, maximum glazing areas, minimum glazing U-values (e.g. single, double, or triple glazing), and minimum space conditioning and water heating system efficiencies. Credit for thermal mass, shading, infiltration control, and solar space and water heating is also considered.

Additionally, the Walnut Creek Subdivision Ordinance provides guidelines for the design of subdivisions to allow for future solar heating and cooling opportunities. These opportunities include the design of lot size and configuration to permit building orientation in an east-west alignment to maximize southern exposure or to take advantage of shade features or prevailing breezes.

Employment Trends

INTRODUCTION

Walnut Creek, often characterized as a bedroom community for San Francisco executives willing to commute the distance, is rapidly developing into a key business center as major businesses relocate headquarters or branch offices to new office developments springing up in the City's downtown core area. The resulting employment opportunities will impact the City's housing market, however, the degree to which the City must provide housing to accommodate this influx of jobs will depend, of course, on the nature of the new firms and their employees. This section will discuss past employment trends in Walnut Creek as well as the housing implications of current office development.

PAST TRENDS

In 1980, the Walnut Creek labor force consisted of 26,356 persons (59.3% of the City's population age 16 and over). This represents an average of 1.13 workers per household in the City. In 1970, the average number of workers per household was 1.05. This increase coincides with a trend of increased female participation in the labor force since 1970, from 31.5% in 1970 to 42.0% in 1980.

Of those persons in the labor force, 1,017 individuals (3.86%) were unemployed at the time of the 1980 Census. The 1980 unemployment rate in Contra Costa County was 5.79%.

The distribution of the Walnut Creek labor force by industry and occupation is as follows:

Table 22
Labor Force By Industry

<u>Industry</u>		
Agriculture, Forestry, Fisheries, and Mining	338	(1.3%)
Construction	1,538	(6.1%)
Manufacturing	3,268	(12.9%)
Transportation	1,051	(4.2%)
Communications and Public Utilities	1,092	(4.3%)
Wholesale Trade	1,398	(5.5%)
Retail Trade	4,239	(16.8%)
Finance, Insurance, Real Estate	3,485	(13.8%)
Business and Repair Services	1,470	(5.8%)
Personal, Entertainment, Recreation Services	846	(3.3%)
Health Services	1,861	(7.4%)
Educational Services	1,725	(6.8%)
Public Administration	1,151	(4.6%)
Other Professional and Related Services	1,816	(7.2%)
	<hr/>	<hr/>
	25,278	(100%)

Table 23
Labor Force By Occupation

<u>Occupation</u>		
Executive, Administrative, Managerial	5,651	(22.4%)
Professional Specialty	4,750	(18.8%)
Technicians and Related Support	869	(3.4%)
Sales	3,775	(14.9%)
Administrative Support, Including		
Clerical	4,794	(19.0%)
Private Household Service	148	(0.6%)
Protective Service	297	(1.2%)
Other Service	1,754	(6.9%)
Farming, Forestry, Fishing	164	(0.6%)
Precision Production, Craft and Repair		
Services	1,834	(7.3%)
Machine Operators, Assemblers,		
Inspectors	435	(1.7%)
Transportation	380	(1.5%)
Laborers	427	(1.7%)
	<hr/>	<hr/>
	25,278	(100%)

The majority of the City's labor force was employed in the private sector. Table 24 provides a breakdown of the 1980 labor force by class of worker.

Table 24
Labor Force By Class of Worker

<u>Class of Worker</u>		
Private Wage and Salary	19,599	(77.5%)
Federal Government	786	(3.1%)
State Government	876	(3.5%)
Local Government	1,746	(6.9%)
Self-Employed	2,129	(8.4%)
Unpaid Family	142	(0.6%)
	<hr/>	<hr/>
	25,278	(100%)

In 1981, the Walnut Creek Area Chamber of Commerce reported the following major businesses in the Walnut Creek area.

Table 25
Major Walnut Creek Businesses

<u>Non-Manufacturing</u>	<u>Employment</u>	<u>Type of Business</u>
Del Monte Corp. Research Center	115	Food product research and development
Bechtel Groups, Inc.	425	Engineers and constructors
Kaiser-Permanente Medical	1,150	Health care
John Muir Memorial Hospital	1,170	Health care
Pacific Gas & Electric Co.	117	Gas and electricity sales
Department Stores	400	Retail trade
Pacific Intermountain Express	301	Transportation Service
<u>Manufacturing</u>	<u>Employment</u>	<u>Type of Business</u>
Varian Aerograph	500	Instrumentation for chemical analysis
Plantronics/Zehntel	360	Automatic electronic testers
Siemens Medical Lab	225	Linear accelerators for cancer
Contra Costa Times	622	Daily newspaper
General Conveyor of Northern California	125	Contractors and engineers
Kaiser Sand and Gravel	22	Concrete and building materials
Walnut Creek Sheet Metal and Furnace	40	HVAC fabricating

Census data indicate that a large share of the labor force was employed outside of the City. Table 26 shows the work location of persons in the Walnut Creek labor force.

Table 26
Work Location

Worked in City	6,183	(24.5%)
Worked outside City, inside County	6,116	(24.3%)
Worked outside of County, inside state	10,550	(41.9%)
Worked outside of state	95	(.4%)
Not reported	2,250	(8.9%)
	<hr/>	<hr/>
	25,194	(100%)

Commuting times also provide indications of the number of employees who work outside the City.

Table 27
Commuting Times

<u>Travel Time (Minutes)</u>	<u>Workers</u>	
0-9	2,612	(10.6%)
10-19	6,783	(27.6%)
20-29	3,222	(13.1%)
30-44	4,937	(20.1%)
45-59	3,140	(12.8%)
60+	3,859	(15.7%)

The most popular mode of transportation to work was via private vehicle, however, a fair share of workers carpool or use public transportation.

Table 28
Mode of Transportation to Work

Car, truck, van		
Drive alone	15,598	(62.9%)
Carpool	4,081	(16.4%)
Public transportation	3,255	(13.1%)
Walked	476	(1.9%)
Other	787	(3.2%)
Worked at home	617	(2.5%)

IMPLICATIONS OF CURRENT OFFICE DEVELOPMENT

The intense office development currently occurring in Walnut Creek's core area requires that the City evaluate the availability of housing within the City for workers expected to also reside in Walnut Creek. Depending on the nature of the new businesses which relocate to the newly available office space, the degree to which new employees will also live in Walnut Creek will vary considerably. The following section outlines the minimum housing demand likely to be generated from the City's Core Area Plan.

Step 1: Employee Projections

Use	Additional Space*	Factor	Additional Workers**
Office	2.2 million sq. ft. 1.8 million (currently vacant)	3.73/1,000 s.f.	14,920
Retail/ Services	1.0 million sq. ft.	2.86/1,000 s.f.	2,860
Hotel	1000 rooms	0.39/room	390
TOTAL			18,170

*Increase from 1985 base year.

**Maximum number of new workers based on 100% eventual occupancy.

Step 2: Minimum Number of New Households Expected to Reside in Walnut Creek (based on historical pattern)

.27 (residence in place of work factor-1980 Census)
 : 1.1 (workers per household-1980 Census)
 x 18,170 (addition to labor force)

 = 4,460 households

Step 3: Minimum Number of New Housing Units Needed









4,460 (minimum number of new households expected to
 reside in City)
 x 1.034 (vacancy factor-1980 Census)
 + 120 (replacement factor)

 = 4,732 minimum number of new units needed

Step 4: Comparison with Units Provided by Core Area Plan**

4,732 (minimum number of new units needed)
 - 2,000 (additional units projected in Core Area Plan)

 = 2,732 additional units needed

-  RESIDENTIAL
-  MIXED USE
-  PEDESTRIAN RETAIL
-  GENERAL RETAIL
-  AUTO SALES & SERVICE
-  OFFICE
-  INSTITUTIONAL/SECONDARY
-  PARK/GREENWAY



Core Area Land Use

The planning time horizon of the current housing element is five years, from 1985 to 1990, while the core area build out is projected to occur in the year 2000. In addition, the projection of additional units needed (2,732) is based on direct employment effects of the Core Area Plan and does not account for secondary employment effects.

Assuming office and residential projects develop as anticipated in the Core Area Plan, and based on historical relationships between housing and job locations of Walnut Creek residents, it appears that the City would need to approve at least 910 new housing units outside the core area between 1985 and 1990 (the housing element time horizon) to accommodate new workers in the core area. However, should a greater proportion of new workers choose to reside in Walnut Creek than is presently the case, the City would have to increase its housing approvals even further to accommodate new workers.

Land Inventory

INTRODUCTION

As required by state law, the housing element must include an analysis of the land available for residential development in the City over the next five years. Such land includes vacant, yet buildable, lots and redevelopable sites. This section presents information on the number of dwelling units that could be accommodated on available land within the City's current density limits.

VACANT LAND

The City has determined, with the aid of county assessor's information, the amount of currently vacant land on which future housing could be developed. Providing municipal services to these sites, especially those in outlying areas, is not considered to pose a major constraint to the development of housing.

Single Family

The assessor's information identified a total of 480 vacant single-family parcels in Walnut Creek. Based on this data, therefore, an additional 480 single-family units, including manufactured housing, could be developed. There are currently a total of 245 acres of vacant land in parcels greater than 10 acres on which approximately 507 single-family units could be accommodated.

Multifamily

A total of 195 acres of vacant land zoned for multifamily uses is potentially developable. The density allowances for these sites range from approximately 17 units per acre to 50 units per acre. This vacant land could accommodate up to 1,675 multifamily units in future developments.

Currently Non-Residential

The assessor's information revealed that at least 53 acres of land in non-residential zoning districts is currently vacant. The residential potential of these sites is unknown, however, the City has indicated, through policy statements, its intent to study the feasibility of redesignating land in non-residential districts to residential uses.

REDEVELOPMENT

The City has recently approved two projects which will result in the redevelopment of Core Area sites and add approximately 950 units to the Walnut Creek housing stock.

Redevelopment of sites adjacent to the core area and development of secondary uses on institutional sites are potential avenues for additional housing which the City will investigate. These are reflected in the HOUSING GOALS, POLICIES AND PROGRAMS section.

Housing Goals, Policies and Programs

INTRODUCTION

The heart of the housing element is in the housing goals, policies, and programs section. Previous sections of the housing element have documented demographic, government-related, and market factors underlying the City's present housing situation. This section synthesizes that information into a statement of desired goals and policies and a program for the implementation of those policies. The articulation of these goals and implementation measures represents a tangible commitment on the part of the City to pursue policies which will enhance the ability of the private sector to provide housing for residents of Walnut Creek.

This section begins with a discussion of the regional housing needs projected by ABAG which served as a departure point for the development of the City's goals and policies. The section concludes with an estimate of the number of units likely to be affected by each of the City's policies over the five-year implementation period of the housing element.

FUTURE HOUSING NEEDS

State legislation enacted in 1980 (Chapter 1143, Statutes of 1980; AB 2853) requires councils of governments in California to determine existing and projected regional housing needs and each member jurisdiction's share of that regional need. In turn, cities and counties must address these local shares of regional housing needs in the housing elements of local general plans. The following section incorporates relevant portions of the housing needs determination report prepared by the Association of Bay Area Governments (ABAG) in 1983 for the nine county San Francisco Bay Area region.

In assessing the regional housing needs, ABAG took into account several factors, including: **market demand for housing** as evidenced by housing value trends, vacancy rates, and income/affordability relationships; **employment opportunities**; **availability of suitable sites and public facilities** reflected in local plans; **commuting patterns** to relate the location of housing and jobs; **type and tenure of housing** obtained from census data; and **housing needs of farmworkers**.

ABAG prepared the following housing need estimates for the City of Walnut Creek:

Existing Need 1980	Projected Need 1980-1990
285	4,965

The projected need figure includes the 1980 existing need number. In addition, existing need is based on 1980 incorporated City boundaries; however, projected need is based on the urban service area and/or the LAFCO sphere of influence boundary.

The determinations of regional housing needs must also consider the need for housing at all income levels. To promote a more equitable distribution of the regional housing needs according to income level, ABAG averaged the city, county and regional income distributions rather than basing estimates solely on individual city or county income distributions. For example, the City of Walnut Creek (with 17% very low income) is averaged with Contra Costa County (20% very low income) and the region (23% very low income) to derive a projected percentage of 20% very low income for Walnut Creek ($17 + 20 + 23 = 60$; $60/3 = 20$). The table below compares Walnut Creek's actual and regionally adjusted income distributions.

Table 29
Projected Housing Needs By Income Distribution

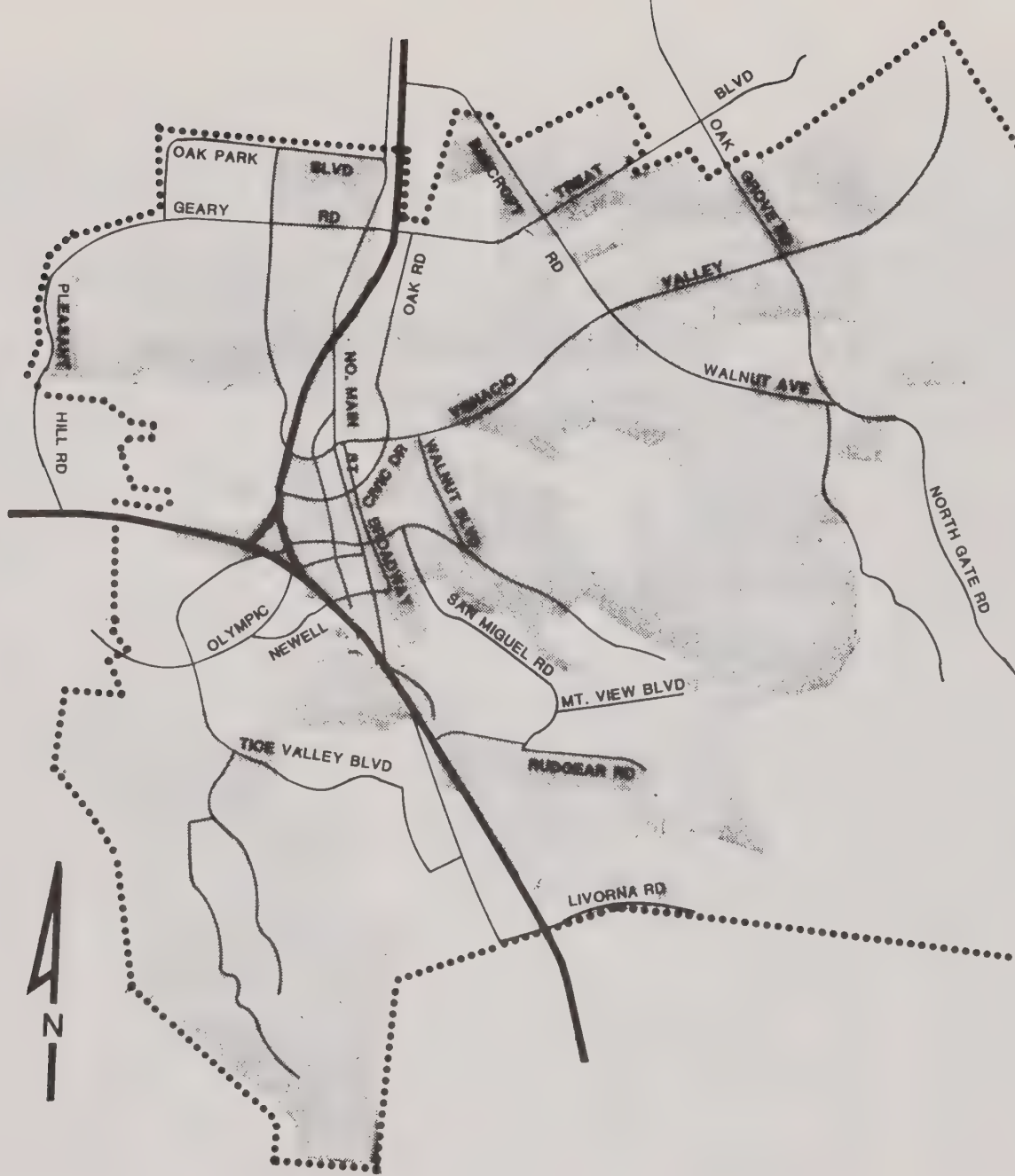
	Very Low	Low	Moderate	Above Moderate
Actual	17%	14%	18%	51%
Adjusted	20%	15%	20%	45%
Projected Housing Need in 1980-1990	993	745	993	2,234

The projected needs figures do not imply that Walnut Creek must **produce** the identified amount of very low-, low-, moderate-, and above moderate-income housing; however, the numbers do imply a net increase is needed in the number of available units in each of the income categories.

WALNUT CREEK AND PLANNING AREA

INCORPORATED
CITY LIMITS (1980)

..... PLANNING AREA



Since 1980, 2,211 units have been added to Walnut Creek's housing stock. Of this total, 1,110 units were the result of new construction, while 1,101 units were annexed. Two currently proposed projects, Rancho Paraíso, which is not annexed, and Newhall, which has been annexed, would, if developed, create approximately 600 to 700 units.

If the City maintained its past rate of new construction (and if the Rancho Paraíso and Newhall areas are developed) throughout the remainder of the decade, it could come close to meeting its total projected housing need. The majority of these units, however, would be affordable primarily to households with above moderate incomes. The increase in the City's housing stock, therefore, is not likely to be distributed among the four income categories in the same manner as determined by ABAG. For the remainder of the decade, the City is likely to be able to accommodate through new construction only a portion of the units affordable to very low-, low- and moderate-income households which ABAG has determined are needed. Additional lower-cost units may become available in the existing housing stock through the market forces of filtering. However, no quantitative studies of this process have been undertaken in Walnut Creek.

To demonstrate its desire to meet a portion of its share of the regional housing need, the City has set a goal of 400 new very low-, low-, and moderate-income units for the five-year period beginning in 1985. This goal represents approximately 29% of the annually needed units affordable to very low-, low-, and moderate-income households, and is based on estimates presented in the Quantified Objectives section¹. The goal also includes 50 units likely to result from programs with currently unknown quantified objectives. Given the considerable barriers to the construction of affordable housing, discussed previously in the HOUSING CONSTRAINTS section, and the current framework of state, federal and local incentives for such housing, the City believes that 80 low- and moderate-income units per year is the most realistic possible objective that can be achieved.

1. Over the 10-year period, a total of 2,731 very low-, low-, and moderate-income units are needed, or 273 units per year. The City's goal of 80 units per year, therefore, accounts for 29% of each year's need.

Housing Goals and Policies

This section presents the goals and policies which will guide the City's housing decisions over the next five years or until the housing element is next revised. The goals are stated in broad terms reflecting general concepts which the City will strive to achieve. The more specific policy statements address which avenues the City will follow in achieving its housing goals.

GOAL I

Promote the development of new housing opportunities for all economic segments of the community.

Policies

- Encourage a mix of land uses in the downtown core area to increase the supply of housing.
- Provide an adequate supply of residentially-zoned land at sufficient densities to accommodate future housing development.
- Cooperate with all levels of government and private industry in pursuing efforts to provide below-market-rate financing for new residential development.
- Apply 20% of the resulting tax increment funds to low- and moderate-income housing, should the City become involved in future redevelopment.
- Continue to allow mobile and manufactured housing on single-family lots.
- Minimize government-related constraints on the production of housing

GOAL II

Ensure that the needs of population groups requiring special housing opportunities are met.

Policies

- Support efforts to provide shelter for homeless persons.
- Encourage the development of housing accessible to physically handicapped persons.
- Continue to allow the development of second residential units in single-family districts in accordance with City adopted guidelines.

- Continue to provide information to senior citizens regarding available senior housing programs and opportunities.
- Continue to encourage maximum participation in Section 8 of the 1974 Housing and Community Development Act to provide housing opportunities for low-income households.
- Promote fair housing opportunities.
- Continue to provide density bonuses to developers who provide units affordable to low- and moderate-income households or designed to accommodate senior citizens or disabled persons.
- Work with housing developers to provide a percentage of units in new housing projects which are affordable to low- and moderate-income households.

GOAL III

Conserve Walnut Creek's existing housing supply.

Policies

- Continue to provide financial assistance using CDBG funds to low- and moderate-income households for housing rehabilitation and maintenance.
- Continue code enforcement efforts in single-family and multifamily rental housing in response to filed complaints.
- Continue to regulate condominium conversion to mitigate impacts on the existing supply of rental housing.

GOAL IV

Increase opportunities for energy conservation in residential structures within the City.

Policy

- Encourage the incorporation of energy conservation design features in existing and future residential development.

HOUSING PROGRAMS AND IMPLEMENTATION TIME FRAMES

This section presents the specific actions the City will undertake in the implementation of its housing policies. A time frame for the commencement or achievement of each activity and the agency responsible for carrying out the activity are specified after each implementation program.

Policy

ENCOURAGE A MIX OF LAND USES AND DENSITIES IN THE DOWNTOWN CORE AREA TO INCREASE THE SUPPLY OF HOUSING

Implementation Program:

1. Floor Area Incentives. The City of Walnut Creek limits the bulk of commercial buildings in its two core area commercial districts (O-C and R-O) to three stories. This limit may be exceeded by the approval of a project as a planned development with a vote of the electorate. The City's Zoning Ordinance could allow for increased floor area as a ratio of lot area in exchange for inclusion of residential units as part of the project or on another site.

Because this incentive/regulatory procedure would be a new provision of the Zoning Ordinance, guidelines for the implementation of this concept must first be developed and discussed by the community. These guidelines should address the following issues:

- * Amount of increased building area (floor area) allowed for each dwelling unit provided.
- * Additional incentives for the provision of units affordable to low- or moderate-income residents.
- * Design and municipal services/facilities considerations which must be weighted against the need for additional housing.
- * Specific locations in the City where this incentive procedure would be most appropriate.

Time Frame: Develop guidelines for public discussion by January 1986. Begin implementation in 1986.

Responsible Agency: Community Development Department

2. Residences Above Commercial Structures. One method of increasing housing supply is to encourage residential use of floor space above ground floor commercial or retail establishments, especially in the core area. This is not now prohibited by the City. However, the City will study possible incentives and develop guidelines to encourage the provision of additional housing units above commercial or retail uses. Possible incentives include:

- * Floor area bonuses.
- * Financial incentives if low- or moderate-income housing is proposed (through tax-exempt mortgage bonds).

There are several problems to overcome in the placement of residences above commercial or retail establishments. In the core area, the lack of space for off-street parking would limit the ability of owners to convert existing structures to mixed use. It may not be possible to reconstruct or add to some of the buildings within the requirements of the state seismic safety standards. However, the placement of residences above ground floor commercial or retail uses may be feasible in new structures.

Time Frame: Study possible incentives in 1985 and, if feasible, develop guidelines in 1986.

Responsible Agency: Community Development Department

3. Commercial/Retail Uses in Multifamily Structures. The Zoning Ordinance allows businesses and professional offices as a conditional use in the M-1 and M-1.5 multifamily districts. No provision is made for commercial or retail uses as ground floor accessory uses in residential structures. Ground floor commercial or retail uses in selected areas may increase the economic feasibility of residential multifamily projects and, therefore, stimulate additional housing development.

Guidelines must be developed for inclusion in the Zoning Ordinance. These guidelines should address:

- * Appropriate areas for ground floor commercial and retail establishment, including the types of rights-of-way on which such uses should be located.
- * The types of uses permitted.
- * The area of non-residential use allowed relative to residential use.

- * Parking.

- * The design of business facades and signs to blend with residential uses.

Time Frame: Develop guidelines for public review in 1985 and implement guidelines in 1986.

Responsible Agency: Community Development Department

4. Specific Plans. Sections 65450 to 65453 of the California Government Code authorize local jurisdictions to adopt "specific plans" to implement their general plans. Specific plans typically cover a small portion of a community, such as a single neighborhood, and are designed to supplement a general plan with more detailed implementing measures.

Specific plans may include the location and regulation of buildings and land uses beyond the general terms of a general plan, the location and standards for the construction and improvement of streets and other municipal facilities, standards for population density and building density, standards for the conservation of natural resources, and measures to implement the open space element of a general plan.

It is possible to use the specific plan process to encourage housing development by addressing specific development and municipal facilities issues at the planning stage and thus save time at the project proposal stage. The City has already used the specific plan process in the Alma Avenue area bordered by California Boulevard, Olympic Boulevard, Alpine Road, and Botelho Drive. The plan has allowed a comprehensive approach to the consideration of development issues in this area.

The specific plan process may also be used to identify areas which are appropriate for development or redevelopment at higher residential densities, thus lending some logic and consistency to the planned development process. The City will continue to use the specific plan process at the request of residents and property owners in appropriate neighborhoods as a means of accomplishing planned residential development.

Time Frame: Ongoing

Responsible Agency: Community Development Department

5. Secondary Residential Use of Institutional Sites: There are a number of institutional sites, such as schools, hospitals and post offices, which could potentially accommodate residential development as a secondary reuse. The City will identify and analyze institutional sites for their appropriateness for housing development.

Time Frame: Begin assessment Spring 1986.

Responsible Agency: Community Development Department

Policy

PROVIDE AN ADEQUATE SUPPLY OF RESIDENTIALLY-ZONED LAND AT SUFFICIENT DENSITIES TO ACCOMMODATE FUTURE HOUSING DEVELOPMENT

Implementation Programs:

1. Annexation. The annexation of vacant land is one method of increasing the City's supply of housing. To ensure a greater degree of consistency between annexed areas and existing development within the City, the City will, to the extent feasible, prezone areas to be annexed. In this way, the City can specify the property development standards (outlined in the Zoning Ordinance) and service requirements to be met by the annexed area.

Time Frame: Prepare guidelines for rezoning designations Winter 1985/1986 and begin ongoing implementation in 1986.

Responsible Agency: Community Development Department

2. Municipal Services. Currently, a large majority of the City's municipal services, such as sewer, water, fire protection, and flood control, are provided by agencies of districts independent of the City. The availability of adequate levels of municipal services, notably sewer service, is an important factor governing the rate of new housing development. It is critical, therefore, that new housing development is planned in such a way as to avoid or minimize potential constraints created by inadequate services.

Toward this end, the City will attempt to coordinate the timing of its development with local service district plans for plant expansion. To facilitate this process, the City will monitor the capacity of municipal facility systems and, should a constraint develop, will give priority to residential land uses.

Time Frame: Begin ongoing implementation in 1986.

Responsible Agency: Community Development Department

3. Rezoning. To maximize opportunities for residential development, the City will study vacant land within the City to determine if any undeveloped land in non-residential districts is suitable for redesignation for residential uses or if land in residential districts is suitable for more intense use.

Time Frame: Study potential sites in Summer 1985 and, if appropriate, rezone land in Fall 1985.

Policy

COOPERATE WITH ALL LEVELS OF GOVERNMENT AND PRIVATE INDUSTRY IN PURSUING EFFORTS TO PROVIDE BELOW-MARKET-RATE FINANCING FOR NEW RESIDENTIAL DEVELOPMENT

Implementation Program:

In past years, the City has been successful in facilitating the development of housing at below-market-rates through various bond financing programs. These programs continue to be a viable incentive for the provision of housing affordable to low- and moderate-income households, and the City will continue to become involved in the following programs.

1. Submit an application to the State Mortgage Bond Allocation Committee for mortgage revenue bond funds to qualified moderate- and middle-income homebuyers.

Time Frame: Annual application

Responsible Agency: Community Development Department

2. Provide information to local developers and sponsors on available state and federal financing programs for rental and single-family housing construction.

Time Frame: Ongoing

Responsible Agency: Community Development Department

3. Provide information to local nonprofit housing organizations on CHFA's Self-Help Housing Program.

Time Frame: Ongoing

Responsible Agency: Community Development Department

4. Continue the utilization of Industrial Development Bond financing in appropriate multifamily rental construction projects. Twenty percent of these units would be targeted to low- and moderate-income households.

Time Frame: Ongoing

Responsible Agency: Community Development Department

5. Apply for California Homeownership Assistance Program funds to provide financial assistance for condominium conversions.

Time Frame: Submit application Fall 1985

Responsible Agency: Community Development Department

6. Conclude efforts to secure 80 units of senior citizen/handicapped housing on the city-owned La Casa Via site.

Time Frame: Winter/Spring 1986

Responsible Agency: Community Development Department

7. Implement the City's Equity Participation Program (similar to CHAP) as funds become available through the sale of converted condominium units. Under this program, 3% of the purchase price would be contributed to a City fund to provide loans to eligible condominium buyers.

Time Frame: Establish program guidelines Fall 1985

Responsible Agency: Community Development Department

Policy

SHOULD THE CITY BECOME INVOLVED IN FUTURE REDEVELOPMENT, IT WILL APPLY 20% OF THE RESULTING TAX-INCREMENT FUNDS TO LOW- AND MODERATE-INCOME HOUSING

Implementation Program:

1. Use of the redevelopment process is one of several alternatives the City may choose to pursue in achieving its community development goals, especially in the core area. The 20% share of the redevelopment tax-increment funds which are required by state law to be devoted to low- and moderate-income housing could be set-aside for appropriate projects on sites throughout the City, if it is determined

that development of such housing within the boundaries of the redevelopment area itself is infeasible. The City will determine which areas in the City are potentially suitable for designation as redevelopment areas for the purpose of furthering citywide housing goals.

Time Frame: Study possible redevelopment sites Summer 1986

Responsible Agency: Community Development Department

Policy

CONTINUE TO ALLOW MOBILE AND MANUFACTURED HOUSING ON SINGLE-FAMILY LOTS

Implementation Program:

1. The City will continue to evaluate and approve mobile and manufactured housing proposals based on criteria established by the Walnut Creek Design Review Commission.

Time Frame: Ongoing

Responsible Agency: Planning Commission

Policy

MINIMIZE GOVERNMENT-RELATED CONSTRAINTS ON THE PRODUCTION OF HOUSING

Implementation Program:

1. Continue to give development review priority to affordable housing projects.

Time Frame: Ongoing

Responsible Agency: Community Development Department

2. The City will waive traffic mitigation fees for affordable housing units in the core area.

Time Frame: Implement when projects are proposed

Responsible Agency: Community Development Department

Policy

SUPPORT EFFORTS TO PROVIDE TEMPORARY SHELTER FOR HOMELESS PERSONS

Implementation Programs:

Currently, the temporary shelter needs of homeless persons in Walnut Creek appear to be satisfied; however, the City will make efforts to facilitate the development of additional temporary shelter programs and facilities, if needed in the future, through the following measures.

1. Assist local nonprofit organizations who apply for state grant funds to ensure their application is competitive. The City will also consider allocating a portion of its CDBG funds in support of these organizations' efforts.

Time Frame: Begin when state guidelines become available or when organizations indicate an interest in the City's assistance.

Responsible Agency: Community Development Department

2. Conduct a survey to identify sites within the City suitable for the eventual placement of emergency shelter facilities.

Time Frame: Spring 1986

Responsible Agency: Community Development Department

3. Amend the Zoning Ordinance to reflect in which zoning districts emergency shelters are specifically allowed uses.

Time Frame: Amend Zoning Ordinance Winter 1985/1986

Responsible Agency: Community Development Department

4. Periodically monitor the needs of the homeless in the Walnut Creek area. At a minimum, this activity would be accomplished through the housing element revision process which requires an analysis of those needs.

Time Frame: Every five years or as often as determined necessary.

Responsible Agency: Community Development Department

Policy

ENCOURAGE THE DEVELOPMENT OF HOUSING ACCESSIBLE TO PHYSICALLY HANDICAPPED PERSONS

Implementation Programs:

The City will adopt the State Handicapped Accessibility and Adaptability Standards or develop and adopt local standards which reasonably replicate the state standards.

Time Frame: Accomplish by the September 15, 1985 deadline

Responsible Agency: Community Development Department, Building Division

2. The City will continue allowing property owner efforts to retrofit housing units for handicapped use as an eligible use of CDBG funds.

Time Frame: Solicit participation in 1986

Responsible Agency: Community Development Department

Policy

CONTINUE TO ALLOW THE DEVELOPMENT OF SECOND RESIDENTIAL UNITS IN SINGLE-FAMILY DISTRICTS IN ACCORDANCE WITH CITY ADOPTED GUIDELINES

Implementation Program:

Since adopting a second unit ordinance in December 1983, the City has received approximately 14 applications for minor use permits to allow second family residential units, 10 of which were approved.

Recommendations developed by a citizens' committee appointed to study the feasibility of second units have been incorporated into the City's second unit ordinance.

The City will continue to allow the development of second residential units in single-family districts in accordance with guidelines specified in the revised second unit ordinance.

Time Frame: Ongoing

Responsible Agency: Community Development Department

Policy

CONTINUE TO PROVIDE INFORMATION TO SENIOR CITIZENS REGARDING AVAILABLE SENIOR HOUSING PROGRAMS AND OPPORTUNITIES

Implementation Program:

1. The City will continue to work with non-profit organizations who provide counseling to senior citizens throughout the city, including Rossmoor, on the Reverse Annuity Mortgage program and other applicable housing opportunities for senior citizens.

Time Frame: Ongoing

Responsible Agency: Community Development Department
Policy

CONTINUE TO ENCOURAGE MAXIMUM PARTICIPATION IN SECTION 8 OF THE 1974 HOUSING AND COMMUNITY DEVELOPMENT ACT TO PROVIDE HOUSING OPPORTUNITIES FOR LOW- AND MODERATE-INCOME HOUSEHOLDS

Implementation Programs:

Although the gradual replacement of the Section 8 program with housing vouchers has eliminated additional rent subsidy opportunities, there still exist a total of 150 certificate holders in Walnut Creek. These participants are comprised of 94 elderly, 12 handicapped, and 44 family households. The City will take the following actions to encourage continued participation in the Section 8 program.

1. The City will continue to provide apartment owners and managers with information on the Section 8 program.

Time Frame: Ongoing

Responsible Agency: Community Development Department

2. The City will continue to coordinate with the Contra Costa County Housing Authority to ensure full use of the Section 8 program in Walnut Creek.

Time Frame: Ongoing

Responsible Agency: Community Development Department

Policy

PROMOTE FAIR HOUSING OPPORTUNITIES

The City will allocate a portion of its CDBG funds to appropriate organizations in support of efforts to minimize housing discrimination and promote fair housing.

Time Frame: Annually

Responsible Agency: Community Development Department

Policy

CONTINUE TO PROVIDE DENSITY BONUSES TO DEVELOPERS WHO PROVIDE UNITS AFFORDABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS OR DESIGNED TO ACCOMMODATE SENIOR CITIZENS OR DISABLED PERSONS

Implementation Program:

The Walnut Creek Zoning Ordinance currently allows an undefined density bonus for the provision of low- and moderate-income housing and senior citizen housing in multifamily districts. To strengthen and clarify this provision of the Zoning Ordinance, the City will undertake the following actions.

1. Amend the Zoning Ordinance to include fully equipped handicapped housing as a housing type eligible for density bonuses in multifamily districts.

Time Frame: Accomplish Spring 1986

Responsible Agency: Community Development Department

2. Include in the Zoning Ordinance specific guidelines regarding density bonuses allowed for the provision of handicapped access, senior citizen, or low- and moderate-income housing in multifamily zones. These guidelines are presented in the policy below.

Time Frame: Accomplish Spring 1986

Responsible Agency: Community Development Department

Policy

WORK WITH PRIVATE HOUSING DEVELOPERS TO PROVIDE A PERCENTAGE OF UNITS IN NEW HOUSING PROJECTS WHICH ARE AFFORDABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS

The difficulty which low- and moderate-income households have in securing affordable housing in Walnut Creek has been documented in the earlier sections of the Housing Element. The City has set a goal of 400 new very low-, low-, and moderate-income units for the five year period from 1985-1990. In order to address that goal, the City will expect low- and moderate-income units to be provided in private housing developments under the following circumstances .

A. When an applicant-initiated general plan change is proposed to increase the residential density or intensity as appropriate on a property.

B. When an applicant proposes a residential project at densities greater than 80% of the density limit allowed in the high density residential general plan categories (up to 50 dw/ac. and up to 100 dw/ac.). In the low and medium density residential general plan categories an applicant seeking approval at the upper end of the allowed density will be expected to provide design excellence and significant site amenities, but will not be expected to provide affordable units.

C. When an applicant requests that the City grant a density bonus.

D. When an applicant requests that the City issue multifamily mortgage revenue bonds to finance the construction of rental apartments.

The following criteria will be used to implement this policy:

1. A general plan change to increase residential density or a housing proposal at the upper end of either high density residential general plan category shall be considered if from 10-30% of the total project units are affordable and remain affordable for 15 years.

a. Residential developments that provide rental units shall be considered affordable if rent expense including contract rent and utilities does not exceed 30% of 80% of the median monthly household income for the appropriately sized household as established by HUD.

b. Residential developments that provide ownership units shall be considered affordable if ownership expense including principal, interest, taxes and insurance does not exceed 30% of 120% of the median monthly household income for the appropriately sized household as established by HUD.

2. The City will allow up to a 25% density bonus or other incentives of equivalent financial value if feasible under the City's Service structure as provided for in Section 65915 et. sec. of the California Government Code.

a. To obtain up to a 25% bonus for rental housing a developer shall do one of the following:

1) Guarantee that the monthly rental expense (contract rent and utilities) of 25% of the base number of units does not exceed 20% of 120% of the median monthly household income for the appropriately sized household for that unit. This guarantee shall be for 15 years.

2) Guarantee the monthly rental expense (contract rent and utilities) of 10% of the base number of units such that they do not exceed 20% of 80% of the median monthly household income for the appropriately sized household for that unit. This guarantee shall be for 15 years.

3) Guarantee the monthly rental expense of some units at a lower rent level for a longer or shorter period than specified above, with the exact number of units, rent levels and time periods negotiated on a project-by-project basis, such that the total package of discounts is comparable to either of the above approaches.

4) Guarantee that 50% of the base number of units are designed for occupancy by senior/handicapped households and that rents on at least half of those units will be no greater than 20% of 80% of the median monthly household income for the appropriately sized household for that unit.

b. To obtain up to a 25% bonus for ownership housing a developer shall do one of the following:

1) Set sales prices such that the monthly ownership expense (principal, interest, taxes and insurance) for 25% of the base number of units will be no greater than 30% of 120% of the median monthly household income for the appropriately-sized household for that unit.

2) Set sales prices such that the monthly ownership expense (principal, interest, taxes and insurance) for 10% of the base number of units will be no greater than 30% of 80% of the median monthly household income for the appropriately-sized household for that unit.

3) Offer a package of discounts comparable in total value to the above, but with the exact number of affordable units and sales prices negotiated on a project-by-project basis.

4) Guarantee that 50% of the base units are designed for occupancy by senior/handicapped households and that monthly ownership expense on at least half of those units will be no greater than 30% of 120% of the median monthly household income for the appropriately sized household for that unit.

3. The City will issue tax-exempt mortgage revenue bonds for multifamily housing for rental housing projects which establish rental expense (contract rent and utilities) on 20% of the units at 30% of 70% of the median income for the Oakland PMSA for a minimum of 10 years. The remaining 80% of the units must remain rented for the same period at market rents.

4. If more than one of the circumstances described in sections A-D of this policy pertain to a proposed project, the number of affordable units and the definition of affordability to be used will be determined on a project-by-project basis. The value of the total package of discounts must be greater than if just one circumstance pertained.

Policy

CONTINUE TO PROVIDE, WHEN NECESSARY, FINANCIAL ASSISTANCE USING CDBG FUNDS TO LOW- AND MODERATE-INCOME HOUSEHOLDS FOR HOUSING REHABILITATION AND MAINTENANCE

Implementation Program:

1. Solicit participation in CDBG rehabilitation program by property owners of substandard units requiring improvement.

Time Frame: Annually

Responsible Agency: Community Development Department

2. Participate in multifamily rehabilitation programs. Should such a program be feasible, the City will consider allocating a portion of its CDBG funds to the Contra Costa County Housing Authority for administration expenses.

Time Frame: Assess feasibility Winter 1985/1986

Responsible Agency: Community Development Department

Policy

CONTINUE CODE ENFORCEMENT EFFORTS IN SINGLE-FAMILY AND MULTIFAMILY RENTAL HOUSING IN RESPONSE TO FILED COMPLAINTS

Implementation Program:

Continue to follow-up on complaints and conduct inspections.

Time Frame: Ongoing

Responsible Agency: Community Development Department, Building Division

Policy

CONTINUE TO REGULATE CONDOMINIUM CONVERSION TO MITIGATE IMPACTS ON THE EXISTING SUPPLY OF RENTAL HOUSING

Implementation Program:

Continue to enforce Article 7 of the Walnut Creek Subdivision Ordinance pertaining to condominium conversion.

Time Frame: Ongoing

Responsible Agency: Community Development Department

Policy

ENCOURAGE THE INCORPORATION OF ENERGY CONSERVATION DESIGN FEATURES IN EXISTING AND FUTURE RESIDENTIAL DEVELOPMENT

Implementation Programs:

1. Continue to enforce the State Energy Conservation Standards for new residential construction and additions to existing structures.

Time Frame: Ongoing

Responsible Agency: Community Development Department, Building Division

2. Continue to include weatherization assistance for low- and moderate-income households as an eligible use of CDBG funds.

Time Frame: Ongoing

Responsible Agency: Community Development Department

3. The City will continue to encourage the design of subdivisions which take advantage of solar heating and cooling opportunities, if feasible. These opportunities are outlined in the City's Subdivision Ordinance.

Time Frame: Ongoing

Responsible Agency: Community Development Department

QUANTIFIED OBJECTIVES

The estimated number of housing units to be provided between 1985 and 1990 through the City's housing policies and programs are presented in this section. The nature of some policies and programs do not lend themselves to the determination of a quantitative objective. Other policies which are more easily quantified, however, can be assigned an estimate of the number of housing units likely to be affected by the policy. The estimated low- and moderate-income units form the basis for the City's goal in meeting its share of the regional housing need.

Table 30

Program	Estimated # of Units Affected 1985 to 1990	
	Overall	Low- & Moderate- Income, Elderly, Handicapped
Floor Area Incentives	Unknown until bonus determined	
Residences Above Commercial Structures	Unknown until study conducted	
Commercial/Retail Uses in Multifamily Structures	Unknown until guidelines developed	
Specific Plans	Unknown until specific proposals developed	
Secondary Use of Institutional sites	Unknown until feasible sites identified	
Annexation of Vacant Land	295	
Redesignation of Non- Residential and Residential Land	Unknown until study conducted	
Mortgage Revenue Bonds	250	(25)
CHFA Rental & Single- Family Construction	400	(40)
CHFA Self-Help Program	Unknown until developer interest determined	
CHFA and/or HUD Multi- family Rehabilitation Program	One project per year depending on number of units requiring rehabilitation	

Industrial Development Bonds for Multifamily Rental Construction	One or two projects depending on availability of funding 300 unit objective (60)
CHAP Funds for Condominium Conversions	6
Study of Potential Redevelopment Sites	Not applicable until study conducted
Manufactured Housing	10
Temporary Shelter Facility	One shelter, if need determined
Handicapped Adaptability Standards	New apartment buildings
Handicapped Retrofit	10
Second Residential Units	50
Section 8 Units	150 (existing)
Fair Housing	Not Applicable
Density Bonuses	50
Housing Rehabilitation	25
Code Enforcement	15
Condominium Conversion Regulation (rental units conserved)	95% of rental stock per year
Title 24 Energy Conservation Standards	All new development
Weatherization Assistance	25
Solar Subdivisions	All new development

Appendix

TABLE 31
Zoning Districts

Uses	P-permitted use			C-conditional use			
	R-8; R-8.5; R-20; R-12; R-15; R-20	D-3	M-1; M-1.5; M-2; M-2.5; M-3	P-D H-P-D P-D-C	M-L	M-H	R-40 R-R-5 R-R-2
single-family dwellings	P	P	P	P	P	P	P
two-family dwellings		P	P		P	P	
multiple-family dwellings			P		P	P	
planned unit developments				P			
accessory buildings and quarters	P	P	P		P	P	P
home occupations	P	P	P		P	P	P
greenhouses & vegetable gardens	P	P					P
private swimming pools	P	P	P	P			P
municipal parks and playgrounds	P	P	P		P	P	P
public & quasi-public buildings	C	C	P				
public schools	C	C	P	P	P	P	P
private schools	C	C	P	P	C	C	C
churches & religious institutions	C	C	P	P	C	C	C
livestock, subject to certain restrictions	C	C		P			P
neighborhood centers, recreation facilities	C	C		P			C
nursery schools or day nurseries	C	C	C	P	C	C	
rest homes	C	C	C				
hospitals, convalescent hospitals			M-1; M-1.5 only		C		
private clubs & lodges			C				
business & professional offices			M-1; M-1.5 only		C		
senior citizen housing			C				
low- and moderate-income housing			M-1; M-1.5 only		C	C	
			C				

TABLE 32
Property Development Standards

Single Family Districts

	Minimum Lot Size-sq. ft.	Minimum Lot Width-ft.	Minimum Side Yard width-ft.	Minimum Rear Yard width-ft.	Maximum Lot coverage-%	Maximum lots Per Acre	Minimum Lot Width ft. (Periphery Lots)	Front Yard Depth Per Block foot min.; max.; average
R-8	8,000	75	5 min; 15 total	10	40	3.8	85	15; 25; 20
R-8.5	8,500	75	5 min; 15 total	10	40	3.7	85	15; 25; 20
R-10	10,000	80	5 min; 15 total	10	35	3.1	90	15; 25; 20
R-12	12,000	90	10 each side	15	30	2.6	105	15; 25; 20
R-25	15,000	100	10 min; 25 total	15	25	2.1	115	15; 25; 20
R-20	20,000	120	15 each side	20	25	1.6	120	15; 25; 20

Single-Family Districts - Subdivision Standards

Duplex District

	Minimum Lot Size-sq. ft.	Minimum Lot Width-ft.	Minimum Front Yard depth-ft.	Maximum Height-ft.	Maximum Lot Coverage-%	Minimum Distance Between Buildings	Minimum side and Rear Yards ft., interior lot (a) Corner lot (b), reversed Corner lot (c)
D-3	6,000	60	15	25; not to exceed 2 stories	50	10 between 2 main buildings; 5 between main and accessory buildings	(a) 5 each side for 1 story buildings; for buildings over 1 story, 5 each side plus 3 inches for each foot building exceeds 10 ft. in height (b) 10, (c) 15

Rural Single Family Districts

	Minimum Lot Area	Minimum Lot Width-ft.	Minimum Front Yard depth-ft.	Maximum Building Height - ft.	Minimum Yard Depths - ft.		
					Front Yard	Rear & interior Side Yard	Corner Side Yard
R-40 (Low Density)	40,000 sq. ft.	140	30	main building: 30 ft. or 3 stories accessory: 20 ft. or 2 stories	30	10	30
R-R-2 (Rural)	2 acres	160	30	main building: 30 ft. or 3 stories accessory: 20 ft. or 2 stories	30	10	30
R-R-5 (Rural)	5 acres	160	30	main building: 30 ft. or 3 stories accessory: 20 ft. or 2 stories	30	10	30

Multifamily Districts

	M-1	M-1.5	M-2	M-2.5	M-3
Minimum Lot Size Sq. Ft.	5,000	9,000	8,000	10,000	15,000
Maximum Density Du/Sq. Ft.	1/1,000	1/1,500	1/2,000	1/2,500	1/3,000
Minimum Lot Width-Ft.	50	90	60	90	90
Minimum Front Yard Depth-ft.	15	15	15	15	20
Minimum Side Yard Width - ft.					
One Story	5	5	5	5	10
Corner Lot	10	10	10	10	20
2 or more stories	5	5	5	5	10
	(Plus 3 inches for each foot building height exceeds 10 ft.)				
Minimum Rear Yard Depth-ft.	3 inches per foot of building height, but not less than five feet		6 inches per foot of building height, but not less than ten feet		20 when adjacent to single family or agricultural district; 10 when adjacent to any other district
Maximum Building Height-ft.	30	30	30- not more than 2 stories	30 - not more than 2 stories	30 - not more than 2 stories except that building height within 150 feet of single family district may be limited to 1 story plus 14 ft.
Minimum Distance Between Buildings	Main buildings-not less than the sum of the side yard widths required for each building Main and accessory buildings-no requirement				
Lot Coverage Percent	70	70	60	50	50

Other Multifamily Districts

	Density	Average Front; Side; and Rear Yard Depth-ft.	Minimum Lot Area-sq. ft.	Minimum Lot Width & Depth-ft.	Lot Coverage %	Maximum Bldg. Height-ft.
M-L (Low Density)	18 sq. ft. rental area per 100 sq. ft. net lot area provided the density does not exceed 12 du/acre (1/3,600)	20; 10 each; 10	12,000	75; 100	5	2 stories or 25 feet; 3 stories or 36 feet in certain cases
M-H (High Density)	42 sq. ft. rental area per 100 sq. ft. net lot area provided the density does not exceed 30 du/acre (1/1,452)	15; 5 each plus 6 inches for each foot building height exceeds 10 ft.	12,000	75; 100	60	3 stories or 36 feet

Planned Development Districts

P-D	No specified requirements for minimum lot area, dimensions or setbacks
H-P-D (hillside)	Maximum building height - 2 stories; no specified requirements for minimum yards, lot area, lot width, lot frontage, distance between buildings or maximum lot coverage
P-D-C (core area)	Maximum building height - 3 stories; minimum lot area - 40,000 sq. ft. minimum lot width and depth - 150 ft.; no specified requirements for yard depths

Table
\$108,000 30-Year Loan (80% Loan to Value Ratio)
33% Income to Housing

Interest Rate	Monthly Payment	Annual Income Necessary to Qualify	Number & Percent of Households Able to Purchase
12.0%	\$1,223.40	\$44,487	4,391 (18.8%)
12.5%	\$1,265.14	\$46,005	4,005 (17.1%)
13.0%	\$1,307.20	\$47,534	3,617 (15.5%)
13.5%	\$1,349.55	\$49,074	3,225 (13.8%)
14.0%	\$1,392.19	\$50,625	2,933 (12.5%)
14.5%	\$1,435.14	\$52,187	2,792 (11.9%)
15.0%	\$1,478.40	\$53,760	2,649 (11.3%)

Table
25-Unit Apartment Complex; \$200,000 30-Year Loan

Interest Rate	Per Unit Rent
12.0%	\$ 90.62
12.5%	\$ 93.71
13.0%	\$ 96.83
13.5%	\$ 99.97
14.0%	\$103.13
14.5%	\$106.31
15.0%	\$109.51

Table
\$100,000 1-Year Construction Loan;
Land and Other Predevelopment Costs = \$25,000;
Profit and Overhead = 15% of Final Price

Interest Rate	Interest Cost	Final Price
12%	\$12,000	\$161,176
13%	\$13,000	\$162,352
14%	\$14,000	\$163,529
15%	\$15,000	\$164,706

Note that the increase in price is greater than the incremental increase in interest costs since the profit and overhead component varies based on the final sale price. This example assumes the builder is able to recoup all costs.

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